



Ref 2024-096
29.05.26

FAO
Ryan Killeen

Rochdale Borough
Council
Floor 3, Number One
Riverside
Smith Street
Rochdale

OL16 1XU

PLANNING PORTAL REFERENCE: PP-14965339

FULL PLANNING PERMISSION, KINGSWAY BUSINESS PARK, PLOT Q

Dear Ryan,

We are pleased to submit for your consideration an application for Full Planning Permission in relation to the proposed development of Plot Q at Kingsway Business Park, Rochdale. The proposed development of the Plot Q is brought forward by the Applicant Wilson Bowden Developments Ltd.

Kingsway Business Park is allocated within the Rochdale Core Strategy as a comprehensive mixed-use business park. The overall allocation incorporates a series of employment and employment-related uses, including the full range of business class uses. Please find enclosed 'pdf' copies of the following documentation in support of a Full Application:

Wilson Bowden Developments:
Planning Statement May 2026

DLA Architecture drawings and documents:

KBPQ-DLA-Q-ZZ-T-A-00205 Plot Q Design And Access Statement P01
KBPQ-DLA-Q1-XX-DR-A-20001 Plot Q General Arrangement Floor Plans P03
KBPQ-DLA-Q1-RF-DR-A-20002 Plot Q General Arrangement Roof Plan P03
KBPQ-DLA-Q1-XX-DR-A-20011 Plot Q General Arrangement Elevations P03
KBPQ-DLA-Q1-XX-DR-L-98000 Plot Q Landscape Proposals P05
KBPQ-DLA-Q1-XX-DR-A-99000 Plot Q Location Plan P03
KBPQ-DLA-Q1-XX-DR-A-99001 Plot Q Existing Site P03
KBPQ-DLA-Q1-XX-DR-A-99002 Plot Q Site Plan P04
KBPQ-DLA-Q1-XX-DR-A-99004 Plot Q External Works P03
KBPQ-DLA-Q1-XX-DR-A-99005 Plot Q Fencing P03
KBPQ-DLA-Q1-XX-DR-A-99006 Plot Q Refuse Store P03
KBPQ-DLA-Q1-XX-DR-A-99007 Plot Q Condenser Compound P03
KBPQ-DLA-Q1-XX-DR-A-99008-Plot Q Cycle Shelters P03
KBPQ-DLA-Q1-XX-DR-A-99009-Plot Q Existing Vegetation Removal P03

BWB drawings and documents:

244498-BWB-EXT-XX-D-C-0100 Plot Q General Arrangement-S3-P03
244498-BWB-EXT-XX-D-C-0101 Plot Q External Levels Plan- S3-P03
244498-BWB-EXT-XX-D-C-0102 Plot Q Proposed Earthworks Plan-S3-P03
244498-BWB-EXT-XX-D-C-0103 Plot Q Catchment Plan-S3-P03
244498-BWB-EXT-XX-D-C-0501 Plot Q Drainage Plan-S3-P03
244498-BWB-ZZ-XX-L-BS-0001_Statutory Biodiversity Metric-S2-P03
244498-BWB-ZZ-XX-T-AC-0001_Noise Assessment-S2-P04
244498-BWB-ZZ-XX-T-AC-0002_BREEAM HEA05 Acoustic Performance-S2-P02
244498-BWB-ZZ-XX-T-AC-0003_BREEAM POL05 Reduction of Noise Pollution-S2-P02
244498-BWB-ZZ-XX-T-C-0001_Sustainable Drainage Statement-S2-P02
244498-BWB-ZZ-XX-T-BS-0001_Preliminary Ecological Appraisal-S2-P03
244498-BWB-ZZ-XX-T-BS-0002_Habitat Regulations Assessment Screening-S2-P03
244498-BWB-ZZ-XX-T-BS-0003_Biodiversity Net Gain Assessment-S2-P03
244498-BWB-ZZ-XX-T-BS-0004_Arboricultural Survey-S2-P03
244498-BWB-ZZ-XX-T-BS-0005_Arboricultural Impact Assessment-S2-P04
244498-BWB-ZZ-XX-T-C-0001_Sustainable Drainage Statement-S2-P02
244498-BWB-ZZ-XX-T-G-0001_Phase 1 Geo-Environmental Assessment-S2-P03
244498-BWB-ZZ-XX-T-G-0002_Phase 2 Geo-Environmental Assessment-S2-P02
244498-BWB-ZZ-XX-T-M-0001_Energy Statement-S2-P02
244498-BWB-ZZ-XX-T-TA-0001_Transport Statement-S2-P04
244498-BWB-ZZ-XX-T-TA-0002_Framework Travel Plan-S2-P04
244498-BWB-ZZ-XX-T-W-0001_Flood Risk Assessment-S2-P03
244498-BWB-ZZ-XX-T-AQ-0001_Indoor Air Quality Plan-S2-P03.pdf

We look forward to your response by return. We would be pleased to receive written acknowledgement of the application following validation. Should you have any queries in connection with the application, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink, consisting of two large, rounded loops followed by a horizontal line.

Jon Brown FCIAT
Director
For and on behalf of DLA Architecture Ltd

Cc Ian Smith – Wilson Bowden Developments
 Henry Henson – Wilson Bowden Developments
 Darren Clarke – Wilson Bowden Developments