

Our Ref: J000540/KG

27 April 2026

Rochdale Borough Council
Highways and Engineering Service
Economy and Environment
Number One Riverside
Smith Street
Rochdale
OL16 1XU

By E-mail

Dear Sir / Madam

Land At Waterfold Lane, Heap Bridge, BL9 7JY, Reference: 25/01018/FUL

I write on behalf of Franstep Limited, who have recently submitted a planning application for the development of a 100% affordable housing scheme at land at Waterfold Lane, Heap Bridge. Focus TP prepared a Transport Statement to support this application, and we note that Rochdale Borough Council (RBC) highways have raised no objection.

Consultation responses from other disciplines has necessitated amendments to the scheme. Equilibrium Architects Drawing R-0832-11 provides the current proposed site layout, which, instead of the originally proposed rear block of 24 flats, now comprises an L-shaped block comprising 12 houses and 6 flats. The front block of 6 houses is mostly unchanged.

Focus Transport Planning Drawing J000540/SK101C attached to this letter provides the Proposed Waterfold Lane shuttle working arrangement access to the scheme, which is unchanged from that originally submitted, albeit now provided on the latest site plan.

Focus Transport Planning Drawing J000540/SK102A illustrates the visibility splays from the proposed accesses and confirms that splays of 2.4m x 43m are available from both accesses.

Focus Transport Planning Drawing J000540/ATR101A provides the fire tender and refuse vehicle swept path assessments and confirms that suitable access including turning manoeuvres can be satisfactorily accommodated.

The proposed development would provide 5 parking spaces off the eastern access and 21 off the western access (i.e. 26 total spaces across the site). 2 spaces would be provided to mobility standards, with 25% of spaces fitted with electric vehicle charging.

Covered cycle parking would be provided for 6 cycles (1 per unit) in a cycle store within the ground floor of the apartment building. Cycle parking for the houses would be provided within individual stores adjacent to each property.

Continued./...

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Lavendar Hills (Porritt Care Village), Stubbins Vale Road, Ramsbottom

27 April 2026

The Transport Statement also included a review of trip demand levels associated with the development proposals. Based on the originally proposed total of 30 dwellings, the trip demand levels set out in the Transport Statement were as follows:

	Trip Rates (per dwelling)			Trip Demand for 30 dwellings		
	Arrival	Depart	Total	Arrival	Depart	Total
AM Peak (08:00-09:00)	0.163	0.272	0.435	5	8	13
PM Peak (17:00-18:00)	0.254	0.183	0.437	8	5	13

The current proposed 24 dwellings would result in a reduction in trip demand levels, viz:

	Trip Rates (per dwelling)			Trip Demand for 24 dwellings		
	Arrival	Depart	Total	Arrival	Depart	Total
AM Peak (08:00-09:00)	0.163	0.272	0.435	4	7	10
PM Peak (17:00-18:00)	0.254	0.183	0.437	6	4	10

Review of the above estimates identifies that a reduction in vehicle movements could be expected as a result of the amendments to the proposal scheme. The TS concluded that the previously predicted traffic demand levels would not be expected to result in a material change in existing baseline highway network operational conditions, and due to the reduction in units at the site impact could be expected to be even less.

Based on the above review it is considered self-evident that the identified minor changes to the scheme would not result in any material changes that would require an update to the TS, nor result in any change to local network conditions that would require supporting mitigation works.

I trust that you will find the attached information of assistance in your review of the proposals. Should you have any queries or should you wish to discuss any aspect of the application scheme in more detail, please do not hesitate to contact me.

Yours sincerely



Kayley Goulbourne

Director

Focus Transport Planning

kayleygoulbourne@focustp.co.uk

Enc. Equilibrium Architects Drawing R-0832-11
Focus Transport Planning Drawing J000540/SK101C
Focus Transport Planning Drawing J000540/SK102A
Focus Transport Planning Drawing J000540/ATR101A



NOTES

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

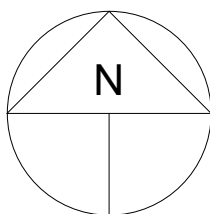
Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the duration of the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site. The Principal Designer will be able to coordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996. The Building Contactor is to verify the thickness of the party walls prior to commencement of the proposed works.



REV	DESCRIPTION	CHECK	DATE
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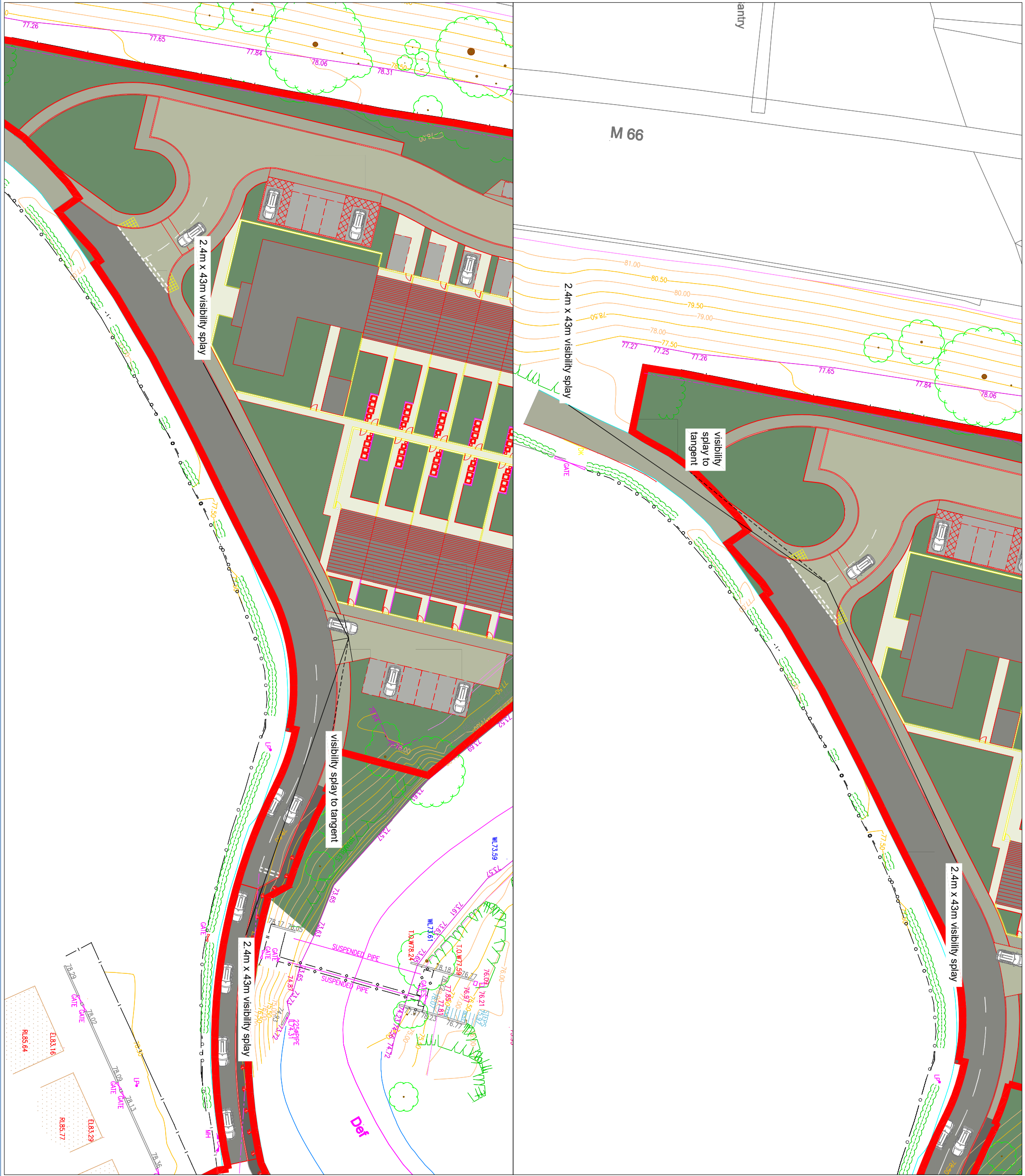
CLIENT
FRANSTEP LIMITED

PROJECT
**Proposed Residential Development
Waterfold Lane, Heywood, BURY, BL9 7JY**

DRAWING
**Proposed Site Plan
Option 6**

SCALE	DATE	DRAWN	CHECKED
1:300 @ A1	April 2026	PMAB	
DRAWING NO.	CAD REFERENCE NO.	REVISION	
R-0832-11			

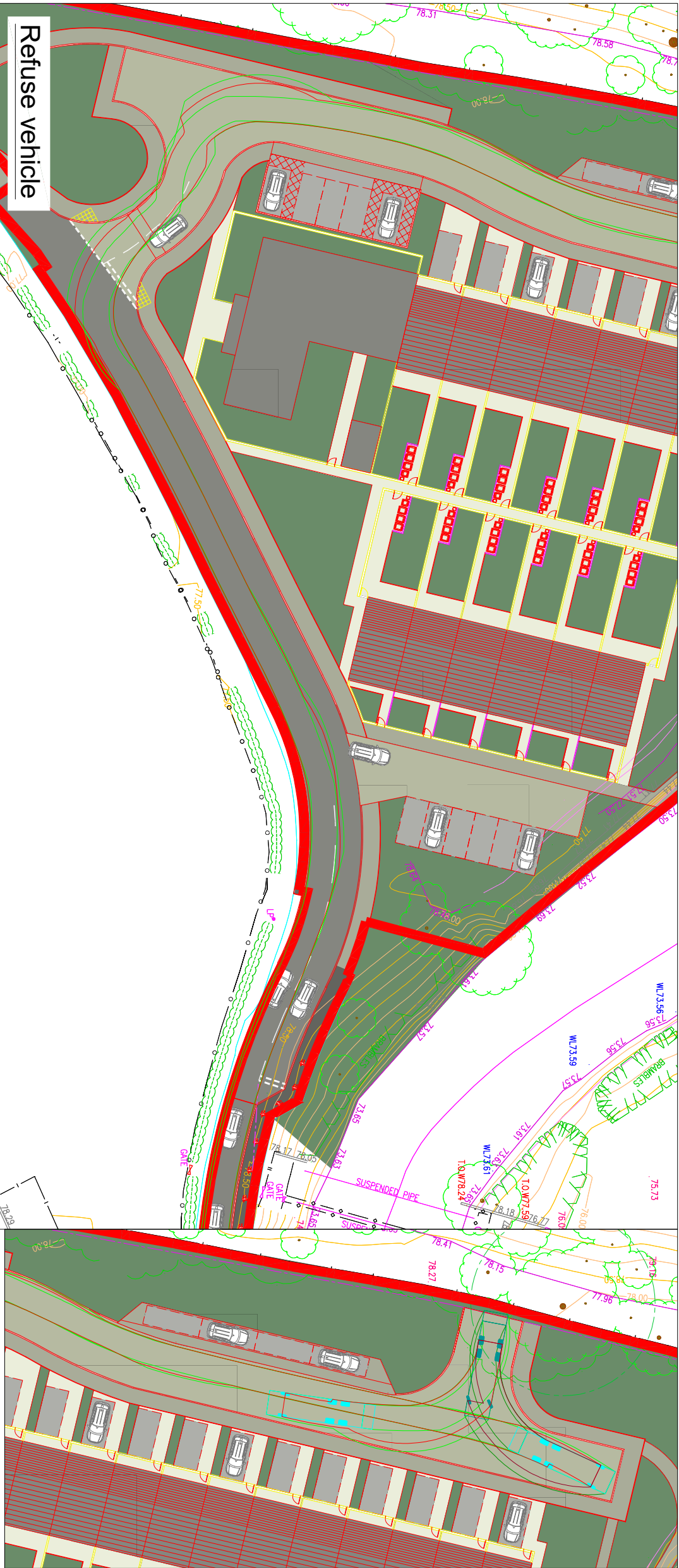




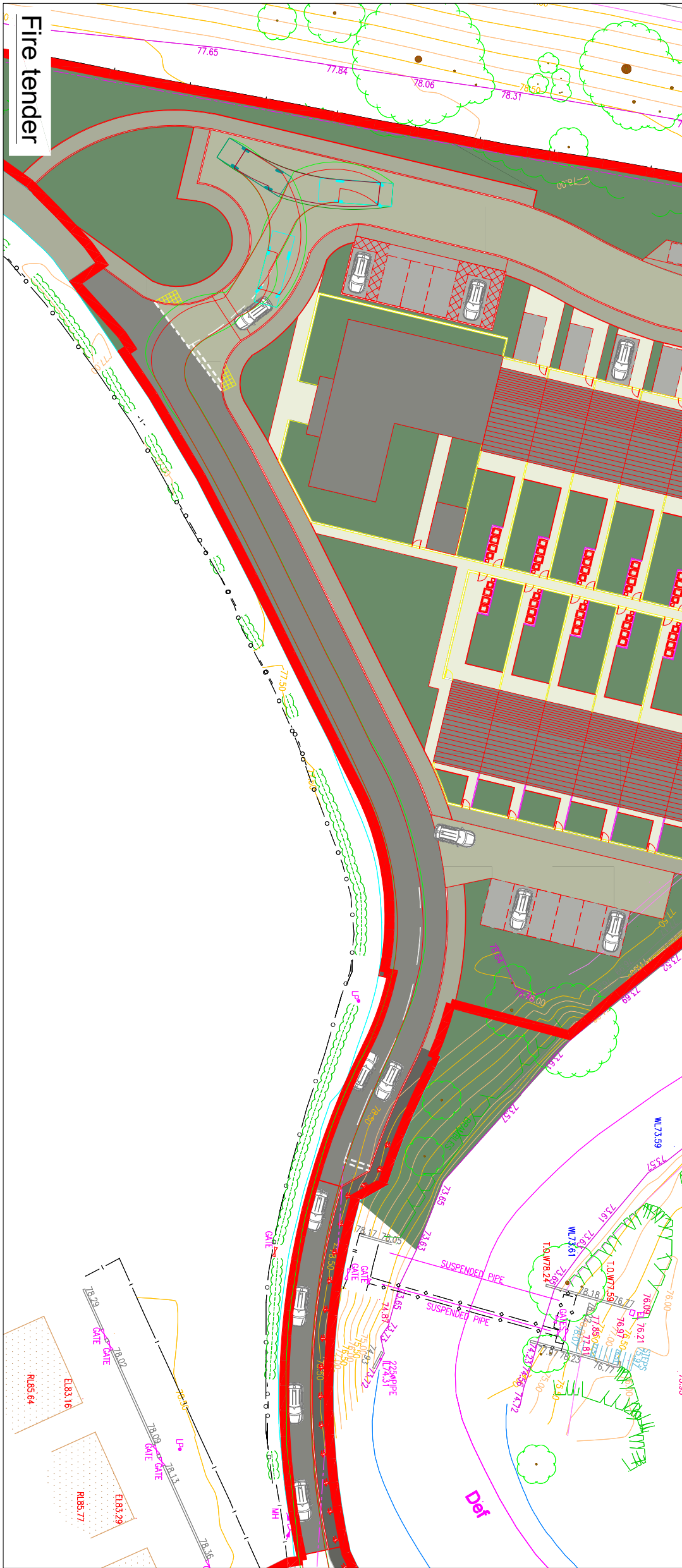
Revision:
A Updated site plan
23.04.26

Client:	Franstep Ltd
Project:	Waterfold Lane
Drawing Title:	Visibility Splays from Proposed Site Accesses
Drawing Number:	J000540/SK102
Date:	07.08.2025
Drawn By:	KG
Checked By:	KG
Status:	Information

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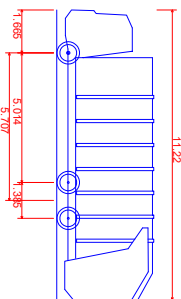


Refuse vehicle

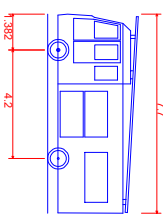


Fire tender

Revision:
A Updated site plan 23.04.26



Phoenix 2 Duo Recycler (P2-15W with Elite 6x4 chassis)
Overall Length 11.220m
Overall Width 3.760m
Min Body Height 2.530m
Min Body Ground Clearance 0.309m
Track Width 2.530m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 11.550m



Dennis Sabre Fire Tender (LWB)
Overall Length 7.700m
Overall Width 3.820m
Overall Height 4.200m
Min Body Height 2.380m
Min Body Ground Clearance 0.309m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 11.550m

Client: Franstep Ltd

Project: Waterford Lane

Drawing Title: Swept Path Assessments

Drawing Number: J000540/ATR101 Revision: -

Date: 07.08.2025 Scale: 1:500@A3

Drawn By: KG Checked By: KG

Status: Information

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