

Ryan Grant
Number One
Riverside
Smith Street
Rochdale
OL16 1XU

Date: 7th August 2026

Dear Ryan,

REQUEST FOR SCOPING OPINION UNDER THE TOWN AND COUNTRY PLANNING ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS 2017 (AS AMENDED)

JPA 1.2 Northern Gateway

Under Regulation 15 of the Town and Country Planning Environmental Impact Assessment (EIA) Regulations 2017 (as amended), my client, Northern Gateway Development Vehicle LLP (NGDV) (the "Applicant"), requests a Scoping Opinion in relation to the above site.

In accordance with these regulations, please find the following information in the enclosed Scoping Report document, as stipulated in Regulation 15, paragraph 2a:

- A plan sufficient to identify the land;
- A brief description of the nature and purpose of the development, including its location and technical capacity;
- An explanation of the likely significant effects of the development on the environment; and,
- Such other information or representations as the person making the request may wish to provide or make.

The Site is situated within the administrative areas of Bury Council and Rochdale Borough Council. The forthcoming application will therefore be submitted to Bury Council (BC) and Rochdale Borough Council (RBC) as the local planning authorities (LPAs).

The Scoping Report seeks to agree the content of the forthcoming Environmental Statement (ES) to support an outline planning application for a residential-led development on the JPA 1.2 allocation, within which the following disciplines are anticipated to be assessed.

- Ecology;
- Landscape and Visual;
- Transport;
- Air Quality;
- Noise and Vibration;
- Socio-economics and Health
- Climate Change
- Hydrology, Flood Risk and Water Quality

This Scoping Request and enclosed Scoping Report seeks to agree the content of the Environmental Statement.

Further information regarding the above disciplines can be found in the enclosed Scoping Report which sets out the pertinent issues considered appropriate for assessment in the EIA process, in addition to the specific technical work anticipated for each environmental discipline. Following work already undertaken, it is considered that a number of environmental matters are unlikely to be significant, and, therefore, are proposed to be scoped out of the ES. These are discussed and justified in the Scoping Report.

We look forward to receiving the Council's Scoping Opinion within the five week timeframe as specified by the Regulations.

I trust that this letter and enclosure provides you with sufficient information to form your Scoping Opinion. However, should you have any queries, or require any further information, please do not hesitate to contact me. I look forward to hearing from you.

Yours sincerely,



Liz McFadyean
Director

For and on behalf of Asteer Planning LLP

Enc. EIA Scoping Report