

Holly Oak Gardens – our responses to the consultation feedback

Thank you to all the residents who sent in their feedback on our proposals for new homes in Heywood. There were a number of comments made, which we have grouped into common themes and provided further information on below:

Consultation process

Due to the current Covid-19 situation we decided not to hold a face-to-face consultation event for this proposed development. To protect the health and wellbeing of residents and employees, we are not holding large gatherings unless absolutely necessary.

We have invited the community to contact us via email if they wish. If we are able to hold a face-to-face consultation in the future, then we will do.

Trees and green spaces

As the trees on site are protected by a Tree Preservation Order, a detailed tree survey and Arboricultural Impact Assessment will be produced and submitted along with the planning application. Our intention is to retain the trees where possible and we will work hard to do this. Our proposals for this will be included within our planning application.

We will commission an ecology survey to identify any plants, habitats and wildlife that may exist on the site. The purpose of this is to determine their ecological value and what considerations will need to be made if the site is redeveloped. We will make sure that we enhance and supplement the biodiversity of the site. The addition of a native shrub throughout the development will enhance the green spaces and facilitate the existing wildlife.

Drainage

We will undertake a flood risk assessment, which will identify any issues which need to be considered on drainage. In respect to surface water drainage, the site will be drained in the most sustainable method to reduce potential flood impact.

Traffic and car parking

We will need to demonstrate to the Council's Highways Department that the proposals will not have a negative impact upon the existing residents or wider community. A transport survey will take place and be assessed by the Council. If the Council deems the scheme may cause any negative impact on traffic, they will impose conditions as part of the planning permission to ensure continued safety for new and existing residents.

Height and separation

We have carried out pre-planning application discussions with the Council and they did not raise any concerns regarding the height of the proposed new homes. The new homes have been designed to meet all requirements for separation distances between new and existing homes and the height reduces at first/second floor levels. At ground

level facing towards Walker Street, as an extra measure it is proposed that native shrub will be planted behind metal railings to create a natural buffer along the street.

Status of Holly Oak Gardens

Holly Oak Gardens is currently an unadopted highway. This is a matter for Rochdale Borough Council.

A condition survey of Holly Oak Gardens and the frontage along Egerton Street will be required before any development commences, and any damage caused during the construction period will be repaired at the expense of the developer.