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30 April 2020

EP ref: 16-020

Gareth Salthouse
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Dear Sir/Madam

Re: 126713/FO/2020 – Oakdene & Paul Murphy Centre - 1067/1069/1071 Rochdale Road, Manchester - Erection of a new link extension in order to provide ancillary accommodation with associated works

We are instructed by our client, Vesta Care Ltd, to progress planning 126713/FO/2020 for the erection of a link extension to provide ancillary accommodation at the Oakdene & Paul Murphy Centre.

Thank you for your recent letter in relation to the validation of the planning application. You have asked for the following information:

- Transport Statement & Travel Plan.
- Noise Assessment.

As detailed through the Planning Statement, the proposed link extension is to provide ancillary facilities in the form of games room and cinema room at first floor and 'break out' area at ground floor. There would be no additional bed spaces created and no additional demand for staff. The scheme is to simply enhance the facilities available and expand the level of care for existing clients, and there are no implications for noise or highways. Please see our Planning Statement.

Given that the scheme does not seek to expand the Oakdene & Paul Murphy Centre in terms of clients, staff or visitors there would be no requirement for transport and noise impacts to be assessed. We trust that this clarifies the position in relation to the requirement for these two reports.

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Your letter also asks for confirmation of what discussions have taken place with the Council's supported housing team. Discussions took place many years ago between the provider and the applicant, although no discussions have taken place recently.

In terms of waste, the proposed development will not result in any additional capacity as discussed above. Our client has 3 large mixed-waste bins and a contract with Fresh Start Waste Services in Manchester and Fresh Start separate the waste into separable recycling waste as appropriate.

We trust that you now able to validate the planning application. Should you wish to discuss further please do not hesitate to contact us.

Yours sincerely
Emery Planning

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Principal Consultant