

Planning Department
Rochdale Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

FAO: Ryan Killeen, Development Management Team Leader

26th November 2025

Dear Sir/Madam,

RE: SITE FORMERLY OF TACK LEA WORKS AND SHEPPERD MILL, GREENBOOTH ROAD, NORDEN – APPLICATION TO DISCHARGE PLANNING CONDITIONS FOR APP REF: 20/01170/OUT.

Please find enclosed an application to discharge Conditions 10, 17, 19, 20 & 25 attached to Planning Permission Ref: 20/01170/OUT. The application has been submitted via the Planning Portal (PP-14526877) and includes the relevant supporting information as listed below.

The application fee amounts to £145 and this has been made payable to Rochdale Council via the Planning Portal.

Submitted Details

Condition No.	Information Submitted & Notes
Condition 10 - Remediation Verification	- Land at Greenbooth Road and Edenfield Road, Norden – Validation Report ref: 17-330-R1, dated January 2025 and prepared by E3P. - Land at Greenbooth Road and Edenfield Road, Norden – Gas Protection Design Report, ref: 16-465-R7-2, dated April 2025 and prepared by E3P. Gas Membrane Validation Letter: 16-465-V3 – Plots 7-10 – April 2025 (replaces V2) 16-465-V4 – Plots 1-6 – April 2025 (replaces V1) 16-465-V5 – Plots 17- 19 – May 2025 16-465-V6 – Plots 43 – 45 – May 2025 16-465-V7 – Plots 40 – 42 – May 2025 16-465-V8 – Plots 20 – 23 – May 2025 16-465-V9 – Plots – 24 – 25 – May 2025 16-465-V10 – Plots – 36 – 39 & 49 – June 2025 16-465-V11 – Plots 46-48 – June 2025 16-465-V12 – Plots 11 – 12 – June 2025 16-465-V13 – Plots – 13-14 – June 2025 16-465-V14 – Plots 15-16 – July 2025 Other plots to follow on future discharge application. Garden Validation Letter: 16-465-V1 – Plots 1-4 (rear) – Sept 2025 16-465-V2 – Plot 5 (rear) and 1-2 (front) – Sept 2025 16-465-V3 – Plots 8-10 (rear) and 7-10 (front) - Sept 2025 16-465-V4 – Plot 6 (front and rear) – Sept 2025

	• 16-465-V5 – Plot 7 (rear) – Sept 2025 • 16-465-V6 – Plots 40-49 (rear) – Oct 2025 • 16-465-V7 – Plots 40, 42, 43, 45 (front) – Nov 2025 • 16-465-V8 – Plots 11-12 (front) – Nov 2025 Other plots to follow on future discharge application.
Condition 17 – Ecological Enhancements	- Specifies Enhancement Plan – ref: 80-742-010, dated August 2025, prepared by E3P
Condition 19 – Noise Verification	- Noise Verification Letter, dated November 2025, prepared by Stonebond.
Condition 20 – Travel Plan	- Residential Travel Plan, Land off Edenfield Road – ref: 4064, dated November 2025, prepared by Eddisons
Condition 25 – External Lighting Scheme	- Proposed Street Lighting Layout, prepared by Rochdale Council – dwg no: AOC-161A-DWG-1301.

Summary

I trust that the above provides sufficient information to discharge Conditions 10, 17, 19, 20 & 25 attached to Planning Permission Ref: 20/01170/OUT.

I look forward to receiving correspondence from the LPA once the application is validated. Should you require any further information in the meantime, please do not hesitate to get in contact.

Yours faithfully,



Jake Crompton
Senior Planning Manager
 Stonebond Properties (Manchester) Ltd

Email: Jake.Crompton@stonebondltd.com