

Vistry Group

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

FAO: Ryan Killeen (Principal Planning Officer)

20th January 2025

Dear Sir/Madam,

RE: LAND AT ROYLE ROAD, ROCHDALE – APPLICATION TO DISCHARGE PLANNING CONDITIONS FOR APP REF: 20/01401/AM.

Please find enclosed an application to re-discharge Condition 20 and Condition 23 attached to Planning Permission Ref: 20/01401/AM. The application has been submitted via the Planning Portal (PP-13708266) and includes the relevant supporting information as listed below.

The application fee amounts to £215 and this has been made payable to Rochdale Borough Council via the Planning Portal.

Submitted Details

Condition No.	Previously Approved under 22/01359/DOC	Information Submitted under XXXXX
Condition 20 – Tree Protection	- Tree Removal Plan ref. UG_11969_ARB_TRP_01 rev.02 - Tree Protection Plan ref. UG_11969_ARB_TPP_01 rev.02, Tree Protection Index ref. UG_11969_ARB_TPI_01 rev. 00 - Arboricultural Method Statement ref. UG_11969_ARB_AMS_02 rev. 02 - UG_11969_ARB_AMS_03 rev. 02	- Arboricultural Method Statement (revision 4) prepared by Urban Green (sheets 1 - 4) ref. UG_11969_ARB_AMS_01_REV_04_FINAL - Tree Removal Plan (revision 4) prepared by Urban Green (sheets 1 – 3) ref. UG_11969_ARB_TRP_TPP_TPI_01_REV_04_FINAL

Condition 23 – Hard and Soft Landscaping	Royle Road Landscape Detail - Sheets 1 - 5 - Sheet 1 - dwg no. 5904.02 rev.c - Sheet 2 - dwg no. 5904.03 rev.b - Sheet 3 - dwg no. 5904.04 rev.b - Sheet 4 - dwg no. 5904.05 rev.b - Sheet 5 - dwg no. 5904.06 rev.c	Landscape Detail (revision E) prepared by Trevor Bridge Associates (sheets 1 – 5) ref. - 5904.02E LD 1 of 5 14Jan'25 - 5904.02D LD 2 of 5 14Jan'25 - 5904.02D LD 3 of 5 14Jan'25 - 5904.02D LD 4 of 5 14Jan'25 - 5904.02E LD 5 of 5 14Jan'25
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Condition 20 and Condition 23 have been discharged under App Ref: 22/01359/DOC on 11th January 2023. Following a comprehensive engineering assessment, it has been determined that further reprofiling to the embankment is necessary to ensure its structural integrity. To facilitate these works safely, and to accommodate the new access to the development from Royle Road, the removal of additional trees within the TPO area is required. The re-discharge of this application has been agreed with you via email on 5th December 2024.

As such, an updated Tree Removal Plan (revision 4), Arboricultural Method Statement (revision 4) and Landscape Detail Plan (revision E) have been submitted for consideration and discharge.

Summary

I trust that the above provides sufficient information to discharge Condition 20 and Condition 23 attached to Planning Permission Ref: 20/01401/AM.

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 sincerely



Anna Spencer
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 Manchester and Cheshire East
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