

5 July 2023

Rochdale Borough Council
Planning & Development

Via Planning Portal

Dear Sirs

PP-12291955

Application to discharge planning conditions C13 (sub-station details) and C15 (TfGM drainage details) relating to the Redevelopment of the Former Central Retail Park, Rochdale

Submitted on behalf of Willmott Dixon Limited

Enclosed with this application is the following information:

Condition 13 (substation)

- ORRD-LRW-ZZ-ZZ-DR-A-00603-P04 Proposed Sub Sta
- ORRD-LRW-ZZ-ZZ-DR-A-00619-P04 Proposed Sub Sta (Colour)

Condition 15 (Metrolink drainage)

- ORRD-BKP-00-XX-RA-C-00561-P01 Oldham Road Rochdale Development TfGM Designers Risk Register
- ORRD-BKP-ZZ-XX-DR-C-00512-P04 Enabling Works Contract TfGM Sewer Diversion GA-00512
- ORRD-BKP-ZZ-XX-SH-C-00513-P02 MH and Pipe Schedule

In support of the discharge of the conditions we make the following comments and observations.

Condition 13 (substation)

Condition 13 requires that:

Notwithstanding any description within the application no above ground construction works shall take place until details of the proposed substation have been submitted to and approved in writing by the Local Planning Authority. Details shall include elevation appearance and materials and screening methods and the development shall thereafter be undertaken in accordance with the approved details.

The submitted plans provided the layout, floorplan and elevation details of the substation to be constructed on the Oldham Road frontage, with the second plan provided in colour. As annotated on the drawings the precise colour of the brick will match that approved for the houses which is a matter controlled under Condition 9. At time of writing Willmott Dixon has prepared sample panels for brick finishes and discussed matters in a recent meeting with Ryan

Grant. It is proposed to agree the final materials following a site visit by officers to view the panels and then formally submit for approval. It has been decided not to wait to submit the sub-station details as this could delay its sign-off and installation which has to be coordinated with statutory providers.

The condition also refers to '*and screening materials*'. It is not proposed to screen the substation as it is a brick built structure. However, the masterplan does place it to the northern boundary at the edge of the new linear park. The details of the landscape, including any walls and railings associated with the public realm will be submitted for approval for the soft and hard landscaping against Condition 19.

We trust that submitted information is therefore satisfactory to discharge C13.

Condition 15 (Metrolink drainage)

Condition 15 requires that:

No development involving the diversion of the Metrolink drainage at Drake Street shall take place until a scheme to divert the Metrolink drainage has been submitted to and approved in writing by the Local Planning Authority. The drainage diversion works shall be carried in accordance with the approved details.

This condition had previously been applied to the Enabling Works permission 22/00336/FUL as Condition 10. Due to extended investigations this matter was not dealt with under the enabling works and was passed through to Condition 15. These details, provided by Booth King, now set out the scheme to divert the drain as illustrated in the drawing, sectional and technical details, and risk register.

Once more, we trust the submitted details are satisfactory to discharge the condition.

If you have any questions or require further information please contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read "R Purser", with a horizontal line drawn underneath.

Richard Purser, Director

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