

Our ref: R-0836
11th December 2024

Rochdale Borough Council
Floor 3 Number One Riverside
Smith Street
Rochdale
OL16 1XU

Dear Sir/Madam

Re: Application No: 23/01162/FUL - Residential development for the erection of 24 dwellings following demolition of existing outbuildings at Land Off Greenhill Road / Smethurst Street, Middleton, M24 2BB

Please find below submissions in connection with the Discharge of Planning Conditions 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 17.

Condition 3

The scheme is to be funded by First Choice Homes Oldham as part of wholly affordable housing scheme for social rent. The scheme will be managed by FCHO.

Condition 4

Condition noted – no clearance of any trees / shrubs will take place during bird nesting season.

Condition 5

Condition noted - Trees to be enclosed with temporary protective fencing prior to commencement and throughout the duration of the works.

Condition 6

Please see attached Knotweed Survey and Management Plan prepared by Japanese Knotweed Specialists.

Condition 7

Please see attached CEMP prepared by J Walker Homes.

Condition 8

Please see attached Remediation Strategy and Deployment Plan prepared by Geo Assist.

Condition 10

Please see attached drainage information provided by Build Vision Consulting Engineers as follows:

Drainage Layout drawing (1326-900-P5)

Section 104 Drainage Layout drawing (1326-901-P2)

Hard Paving Specification drawing (1326-903-P2)

And:

Storm Sewer Design by BV Consulting

Soil Infiltration Rate Test by GeoAssist

Soakaway Test by Geo Assist

SUDS Management and Maintenance Plan

Condition 11

Please see attached S38 Highway Layout (1326-902-P2) prepared by Build Vision Consulting Engineers.

Condition 12

Please see attached Materials Schedule.

Condition 13

Please see attached SV Panels covering text, HI-MO Datasheet & GSE In-roof system Datasheet.

Condition 14

Please see attached Window and Door details provided by J Walker Homes.

Condition 15

Please see attached drawings:

- R-0836-205_RevB_Proposed Elevations Houses Plot 1 and 2,
- R-0836-215_RevB_Proposed Elevations Houses Plot 3 and 4,
- R-0836-225_RevB_Proposed Elevations Houses Plot 5 and 6,
- R-0836-235_RevB_Proposed Elevations Houses Plot 7, 8, 9,
- R-0836-245_RevB_Proposed Elevations Houses Plot 10, 11, 12,
- R-0836-255_RevB_Proposed Elevations Houses Plot 13 and 14,
- R-0836-265_RevB_Proposed Elevations Houses Plot 15 and 16,
- R-0836-275_RevB_Proposed Elevations Houses Plot 17 and 18,
- R-0836-285_RevB_Proposed Elevations Houses Plot 19 and 20,
- R-0836-295_RevB_Proposed Elevations Houses Plot 21 and 22,
- R-0836-305_RevB_Proposed Elevations Houses Plot 23 and 24

Condition 17

Please see attached Biodiversity Enhancement and Management Plan prepared by Verity Webster.

I trust that the above details are sufficient for the application to be validated and conditions to be discharged, however, if you require any further information, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Beki Egerton', with a stylized flourish extending to the right.

Beki Egerton
Equilibrium Architects Limited