

24th August 2023

Rosalind Gralton (Planning Officer)
Planning and Building Control
Rochdale Borough Council
Floor 3
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Sent via email: Planning@rochdale.gov.uk

Dear Madam,

Land At Former Balderstone High School, Victoria Street, Rochdale, OL11 2HJ

Section 73 planning application to vary/remove conditions 1 (timescale for commencement) 4 (boundary treatments), 5 (driveway materials), 7 (bird nesting seasons), 8 (contamination), 10 (drainage maintenance), 11 (Construction Method Statement Plan) 12 (lighting), 13 (TRO), 14 (infrastructure management), 15 (invasives species), 16 (biodiversity enhancement), 17 (landscaping), 18 (footpath link), and 19 (tree protection) on planning permission ref: 18/00895/AM

On behalf of our client, Gleeson Homes, we write to you regarding a proposed variation/removal of Conditions associated with the above planning application. This application has the following purpose:

To remove conditions 1, 7, 8, 11, 15, 18 and 19 which have been fully complied with now development is complete; and

To re-word conditions 4, 5, 10, 12, 13, 14, 16 and 17 on planning permission Ref:16/00224/FUL, to comply with the following details:

- Boundary Treatment Layout Rev A (4)
- Appeal Approval Details (5)
- Geo-Environmental Report (8)
- Confirmation from United Utilities (10)
- Construction Management Statement, Build Phasing Plan (11)
- Lighting Plan (12)
- TRO photographs (13)
- S38, S104 and 'Masterdeed' Information (14)
- Knotweed Eradication Consultants Certification and report (15)
- Biodiversity Mitigation Plan (16)
- Landscaping Scheme (17)



- Footpath Plan (18)
- Arboricultural Method Statement (19)

Proposal

This application seeks to regularise the planning permissions on the site. We would like to note that the re-wording of the conditions will not have a material impact upon the principle of development now it is complete. The new proposed wording for each Condition which is still required moving forwards is provided on the attached note.

In essence, those conditions which required compliance with prior to development and/or during construction and/or prior to occupation are proposed to be removed, with supporting information provided as an where necessary.

Those which have an ongoing impact on the proposed development moving forwards will be retained and re-worded to effectively control the development.

Conclusions

The proposal seeks to remove conditions 1, 7, 8, 11, 15, 18 and 19 which have been fully complied with now development is complete; and

To re-word conditions 4, 5, 10, 12, 13, 14, 16 and 17 on planning permission Ref:16/OO224/FUL,

Overall this proposal seek to regularise the planning permission on the site.

We trust that the contents of this letter are clear, but should you have any queries, please contact me using the details provided below.

Yours Faithfully

Hannah Caudwell
Planner

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