

Ryan Killeen
Planning & Development
Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Dear Ryan,

RE: Planning Permission ref. 24/00394/VRCON – Marina Ropes

Please find enclosed an application along with supporting information to discharge 5No. planning condition associated with the above planning consent:

Condition 4 – Pipework, Meter Boxes and Flues

The condition states that no above ground works shall take place until full details of the design and placement of any pipework, meter boxes or flues (as necessary) to be fixed to the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be duly implemented and retained as such thereafter. In order to address this requirement, please see enclosed the following information;

- Brunswick Street – Services Drawings

Please confirm compliance with this condition based upon the enclosed information.

Condition 5 – Historical Building Investigation

This condition states that the development hereby approved shall not be occupied until such time as a final copy of the Historical Building Investigation Statement by Salford Environmental Consultancy as approved under application ref: 24/00102/DOC has been submitted to and approved in writing by the Local Planning Authority. In order to address this requirement, please see enclosed the following information:

- WYAS Archaeological Report – Final

Please confirm compliance with this condition based upon the enclosed information.

Condition 10 – Landscape Implementation Plan

This condition states that the hard and soft landscaping works shall be carried out in accordance with the details contained within the plans 'Landscape Proposals ref: 6725.01 rev G' dated December 2021 and 'Hard Landscaping Layout ref: HL01 rev D' dated November 2023 as approved under application ref: 24/00018/DOC. The hard and soft landscaping works shall be carried out in accordance with a scheme of timing/phasing of implementation which has first been submitted to and agreed in writing with the Local Planning Authority, or within the next planting season following the final occupation of the development hereby approved. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

We can confirm that the landscaping will be installed in accordance with the approved landscaping scheme prior to the final occupation of the approved development.

Condition 14 – Ghost Mural

This condition states that no part of the development hereby approved shall be occupied until such time as full details of the 'ghost signage' mural to be installed to the junction of Brunswick Street and Wesley Street have been submitted to and approved in writing by the Local Planning Authority. The mural shall be installed in accordance with the approved details prior to the final occupation of the approved development. In order to address this requirement, please see enclosed the following information:

- Ghost Signage – Brunswick Street

Please confirm compliance with this condition based upon the enclosed information.

Condition 24 – External Lighting Scheme

This condition states that no external lighting shall be installed on the building or elsewhere on the site unless a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented. In order to address this requirement, please see enclosed the following information:



- Proposed S278 Street Lighting
- SHD1397 – Lighting Layout – R0
- SHD1398 – Lighting Layout – R0

Please confirm compliance with this condition based upon the enclosed information.

I trust that the supporting documents are sufficient to allow you to confirm compliance with and discharge the above conditions. However, should you require any further information please do not hesitate to contact the undersigned.

Yours sincerely,

KWright

Kirsty Wright
Technical Coordinator
For Westchurch Homes Ltd

