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3 December 2025

Rochdale MBC
Economy and Environment
Planning Service
Rochdale
OL16 1XU

Sent via the Planning Portal

Dear Sir / Madam

Application for the Discharge of Condition 3
Land To South Of Units G34 - G46, Middleton Shopping Centre, Middleton, M24 4EL
Planning Portal Ref:

Please find enclosed for your consideration an application on behalf of Middleton SC Limited ('the Applicant') for the approval of details reserved by Condition3 of Planning Permission Ref: 23/00300/FUL for:

"Use of land to form car parking area comprising of 8 no. short stay parking bays and 2 no. disabled parking bays, associated works including the introduction of cycle parking, planters and bollards and reinstatement of access to Manchester New Road".

The permission was granted on 4 July 2023.

Condition 3 states as follows:

"Notwithstanding the details shown on the approved plans, the development hereby permitted shall not commence until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works".

It is noted that this is a standard condition applied by Rochdale MBC and therefore not fully relevant to the approved development. The approved development does not entail, for example, the formation of any banks, terraces or other earthworks related to the provision of landscaping.

The following details are however confirmed by the submitted drawing (BC-MSC-BSC-A03-001):

- installation of new cycle parking comprising stainless steel fin-shaped cycle stands (root fixed), as illustrated on the drawing;
- placement of new precast concrete block planters (Product ID PLT/018670) to provide soft landscaping and visual amenity;
- installation of Marshalls Essentials mitre-topped stainless-steel bollards in brushed satin finish to control vehicle movement;
- retention of existing paving, tarmac and street furniture, with no changes proposed to existing levels or earthworks.

In respect of planting plans, specifications and schedules, the new precast concrete planters will be filled with a coordinated soft landscaping mix comprising evergreen variegated shrubs, including Euonymus Emerald and Gold, Choisya Sundance, Skimmia 'Kew Green', Phormium Palms and Forest Flame (Pieris japonica), together with seasonal herbaceous planting and Violas to provide year-round colour and interest.

Planting will be supplied in 2 to 5 litre containers depending on species and availability, with densities of between 4 to 6 plants per sqm to ensure immediate coverage and establishment. All species selections are low-maintenance and suitable for the urban environment of the site. There are no existing plants or trees within the development area to be retained, as confirmed by the submitted plan. Planting works will be implemented as part of the initial construction phase immediately following installation of the planters, with all soft landscaping to be

maintained by the Applicant for the lifetime of the development, including watering, pruning and replacement of any failed specimens within the first five years.

These details collectively satisfy the scope of Condition 3 insofar as it applies to this development.

The following is also shown on the plan for completeness:

- introduction of double yellow lines to prevent parking outside of designated spaces;
- introduction of a 15mph modular speed ramp to regulate speeds within the car park;
- installation of a new ACO drain to the perimeter of the parking area to manage surface water – this will connect to existing drainage infrastructure.

An amount of £298.00 has also been paid via the Planning Portal to cover the cost of the application fee.

I look forward to the receipt of confirmation of the validation of the application. Should you have any queries, or require any additional information, please do not hesitate to contact me using the details at the top of this letter.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'H Arnell', with a long diagonal stroke extending from the bottom right.

Heather Arnell
Williams Gallagher

Enclosed: Drawing Ref: BC-MSC-BSC-A03-001