



Planning Dept
Rochdale Council
Smith St
Rochdale
OL16 1XU

Our Ref: UK0041294.2363
Planning Portal Ref: PP-14203699
25 July 2025

Dear Sir/Madam,

Application to Discharge Conditions 11 and Part of Condition 19 Application of Approved permission at Land South Of Cowm Top Lane , Castleton , Rochdale (Ref. 22/01190/FUL)

I write on behalf of the applicant, Barratt David Wilson (BDW), in relation to planning permission ref: 22/01190/FUL to inform you that an application for approval details reserved by a condition has been submitted via the planning portal (planning portal ref: **PP-14203699**).

WSP have reviewed the below updated information to ensure that it fulfils the below conditions.

The application seeks to discharge the following conditions:

Condition 11 (Materials)

This condition states the following:

“No above ground works shall take place until samples and / or full specification of materials to be used externally on all buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall be in general accordance with those specified on the approved Materials Plans under Condition 2 and include the type, colour and texture of the materials. The development shall thereafter be carried out in accordance with the approved details”

To discharge this condition, we have submitted the following:

- Blue-Smooth-Brick-Datasheet-V1-07-24
- BR1223-Ibstock-Ormonde-Antique-Blend-datasheet
- Calderstone Russett
- Darlstone_Rural_Walling_300_x_100_x_215_datasheet
- Materials Layout Page 1 of 2 Rev 5 (ref: H8544-BAH-XX-XX-DR-UD-203150)
- Material Layout Page 2 of 2 Rev 5 (ref: H8544_BAH_XX_XX_DR_UD_203151)
- Hardwicke Minster Sandstone Mixture
- Harvest Multi
- Pembridge Red
- Ravenhead Smooth

- Roof Tiles - Grampian -4149
- Woodland Mixture

The above documentation includes all details required by Condition 11 stated above

Condition 19 (Cown Top Lane Service and Emergency Access)

This condition states the following:

“No works to construct the service road from Cowm Top Lane and emergency access road from Trows Lane (including vegetation clearance and groundworks) shall take place until construction and levels details, method statements (including programme of works) and adoption standards for the construction of those accesses have been submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the accesses have been constructed in accordance with the approved details”

To discharge this condition, we have submitted the following:

- Engineering Layout Sheet 1 (ref: H8544-BAH-XX-XX-DR-CE-300001-P08)
- Engineering Layout Sheet 2 (ref: H8544-BAH-XX-XX-DR-CE-300002-P09)
- Preliminary Programme Ph1 Enabling Works
- General Arrangement (ref: SCP-241098-0000-002-Rev C)
- General Arrangement (Minor S278 Works) (re: SCP-241098-0000-100 – Rev A) –
- Adoption Plan (ref: SCP-241098-0100-001) – Rev A)
- Site Clearance (ref: SCP-241098-0200-001 – Rev A)
- Drainage Layout (ref: SCP-241098-0500-001 – Rev B)
- Catchment Plan (ref: SCP-241098-0500-002 – Rev A)
- Surface Finishes (ref: SCP-241098-0700-001 – Rev A)
- Kerbing Arrangement (ref: SCP-241098-1100-001 – Rev A)
- Signing and Lining Layout (ref: SCP-241098-1200-001 – Rev B)
- Standard Details (ref: SCP-24098-400-01 – B)

The above documents include the required information to discharge all aspects of Condition 19 relating to the Cowm Top Lane service road.

The details relating to the Emergency Access route are expected to follow in a subsequent submission.

Conclusion

We trust that the information is sufficient to discharge the conditions, and we look forward to receiving confirmation.

Please do not hesitate to get in touch if you have any queries or require any further information.



Yours faithfully,

A handwritten signature in black ink, appearing to read 'Callum Crow'. The signature is fluid and cursive, with a large initial 'C'.

Callum Crow

Graduate Planner