



Planning Dept
Rochdale Council
Smith St
Rochdale
OL16 1XU

Our Ref: UK0041294.2363
Planning Portal Ref: PP-14170946
14 July 2025

Dear Sir/Madam,

Application to Discharge Conditions 5 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-14170946**).

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

The application seeks to discharge the following conditions:

Condition 5 (Trees):

This condition states the following:

“Notwithstanding the provisions of Condition 4, no development shall take place within the areas to the south east of the site as covered by and in the proximity of the Proposed Access Track (Fisheries) (Ref. H544-BAH-XX-XX-DR-DR-30005, Rev. P02) until an updated Tree Survey, Arboricultural Method Statement and Tree Protection Plan in accordance with BS:5837:2012 'Trees in relation to design, demolition, and construction' has been submitted to and approved in writing by the local planning authority. The approved details shall thereafter be implemented and retained throughout the period of construction and no activity prohibited by BS:5838:2012 shall take place within any protected areas during the construction period.”

To discharge this condition, we have submitted the following:

- Arboricultural Method Statement, prepared by Urban Green including: (ref: UG_2826_ARB_AMS_01_REV_00_FINAL), this includes:
 - Tree Removal Plan (ref:UG_2826_ARB_TRP_01_REV_01)
 - Tree Protection Plan (ref: UG_2826_ARB_TPP_01_REV_01)
 - Extents of Supervised Arboricultural excavation (ref: UG_2826_ARB_AMS_01_P3)
 - Arboricultural Monitoring Schedule

- Arboricultural Impact Assessment, prepared by Urban Green (ref: UG_2826_ARB_AMS_01_REV_01_FINAL) this includes:



- Tree Data Schedule
- Tree Constraints Plan (ref: UG_2826_ARB_TCP_01)
- Tree Works Schedule (ref: UG_2826_ARB_TWS_01_P1)
- Tree Works Schedule (ref: UG_2826_ARB_TWS_01_P2)
- Tree Protection Index (ref: UG_2826_ARB_TPI_01)

The above documentation includes all details required by Condition 5 stated above.

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 'Mateo' followed by a stylized flourish.

Mateo Espinosa

Principal Planner