

PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

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Our ref: 25/00635/DOC
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Date: 4 July 2025

United Utilities
United Utilities Water Ltd
Planning Team
Developer Services & Metering
2nd Floor Grasmere House,
Lingley Mere Business Park
Lingley Green Avenue
Warrington
WA5 3LP

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)
ORDER 2015

CONSULTATION ON PLANNING APPLICATION

Application No:	25/00635/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 - Phasing Plan, condition 4 - AIA, condition 5 - CEMP, condition 6 - UU Safe Working Guide, condition 7 - Bat Report, condition 8 - Badger Report, condition 9 - GCN Report, condition 10 - Invasive Species Method Statement, condition 11 - Site Investigation Report, condition 12 - Drainage, condition 13 - Levels, condition 18 - Materials - Site Layout, condition 19 - House Type Drawings, condition 20 - Window Details, condition 22 - Boundary Treatments - Site Layout, condition 23 - Biodiversity Enhancement Report and condition 24 - Landscaping Details of planning permission 21/01797/FUL
Location:	Rhodes House North Manchester Golf Club , Manchester Old Road, Middleton, Rochdale, M24 4PE

I have received an application in respect of the above proposal.

The case officer has requested that you be consulted to give your views on this application. I should be pleased to receive your observations on the proposal within the next 21 days.

To obtain more information, including the scanned full copy of the file, visit www.rochdale.gov.uk or click on the link below.

- [Search for planning applications.](#)

Please submit all comments in a clean format, preferably via Public Access (if possible) or an attachment to an email to development.management@rochdale.gov.uk.

The statutory date it should be determined by is: 15.08.2025

Yours faithfully
Melanie Hale
Head of Planning Services