

11th November 2025

Rachel Carney
Development Management
Rochdale Council

Via Planning Portal

Dear Rachel

Planning Portal reference: PP-14479451

Application to part discharge Condition 14 (hard and soft landscaping) attached to full planning permission reference 25/00541/FUL

Hopwood Hall College (Rochdale Campus), St Mary's Gate, Rochdale OL12 6RY

On behalf of Willmott Dixon Construction, we are submitting the following information in order to part discharge condition PC14 attached to planning permission 25/00541/FUL. This submission is for the partial discharge of condition PC14 associated with stage 1 works (demolition of the existing teaching block B).

- FE0012-ALA-XX-XX-D-L-0001_ Site Landscape Plan - Overview_P15 shows details of paving
- FE0012-ALA-XX-XX-D-L-0002_ Site Landscape Plan - 1 of 3_P06
- FE0012-ALA-XX-XX-D-L-0003_ Site Landscape Plan - 2 of 3_P06
- FE0012-ALA-XX-XX-D-L-0004_ Site Landscape Plan - 3 of 3_P06
- FE0012-ALA-XX-XX-D-L-0007_ Planting Plan_P08
- FE0012-ALA-XX-XX-D-L-0008_ Fencing General Arrangement_P06
- FE0012-ALA-XX-XX-D-L-0041_ Planting Schedule_P08
- FE0012-ALA-XX-XX-D-L-0029 P16_Landscape Site Plan - Illustrative
- Contract programme (WDC)

For reference, the full wording of planning condition PC14 is set out below:

'Notwithstanding the details shown on the approved plans, no development shall take place 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) and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

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 are submitting a partial discharge for stage 1 works associated with the demolition of the existing teaching block, as stage 2 of the works cannot be confirmed in detail until the existing building has been demolished, though details are included here as seen at time of determination.

The submitted landscape drawings provide information in order to meet the requirements to allow for partial discharge of condition PC14 for stage 1 works. The planting types and specifications provided provide information on the species, types and locations in the context of the proposed development. The landscape plans (overview and illustrative) show the details of the hard and soft landscaping in regards to hard-surfaced areas and materials, and further information on the proposed landscaping.

Per the enclosed programme the landscape works will be implemented between March and July 2028 upon completion of stage 1 building works (handover in August-October 2027) which is the next available planting season. It is expected that the stage 2 landscape works will be completed in the same period with the demolition completed by March 2028. There will be a period for site investigations to be undertaken and remediation (if required) for stage 2, which will be subject to PC3 approval, but this can be completed within the July 2028 end date for landscape works.

Therefore we seek a part discharge / approval of compliance with PC14 to allow commencement on stage 1 works once the enabling works under the separate permission 25/00519/FUL is completed. A full discharge of condition PC14 will be sought post-demolition for stage 2 once the landscape details can be confirmed following site investigation and remediation works. This application will be made in spring 2028 under the current programme.

We would appreciate the Council's confirmation on the set out approach above and we look forward to receiving acknowledgement that the application has been validated at your earliest convenience. In the meantime, please do not hesitate to contact me or Richard Purser should you have any queries or require any additional information.

Yours sincerely,

A handwritten signature in black ink that reads "Sophie McGeough". The script is cursive and fluid.

Sophie McGeough, Assistant Planner
Plan Red Ltd

E: sophie@planred.co.uk