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Rochdale Metropolitan Borough Council
Economy and Environment,
Planning Service,
Rochdale,
OL16 1XU

70 St Mary Axe
London
EC3A 8BE
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22 December 2025

Dear Sir / Madam,

**ROCHDALE – SANDBROOK PARK, SANDBROOK WAY, ROCHDALE, OL11 1RY
PARTIAL DISCHARGE OF PART III OF CONDITION 3 OF PLANNING PERMISSION LPA REF.
23/00119/FUL
PLANNING PORTAL REF – PP-14585387**

Montagu Evans LLP is appointed by AKN Build Limited (“the Applicant”) to submit an application seeking the partial discharge of Condition 3 (Part III) attached to Planning Permission LPA Ref. 23/00119/FUL, dated 27 October 2023.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015, the documents which comprise the application include the following:

- Application Cover Letter dated 22 December 2024 (this letter);
- Application Forms and Certificates signed and dated 22 December 2024; and
- Verification Report

The application has been submitted electronically via the Planning Portal website. The application fee of £298.00 has been paid using the online portal.

RELEVANT PLANNING HISTORY

On 27 October 2023, Planning Permission was granted at the site for the following development:

“Erection of a drive-thru coffee shop (Use Class E) unit with car park, landscaping and associated works.”

The decision was subject to 9 Conditions.

DISCHARGE OF PLANNING CONDITION

This application seeks to partially discharge Condition 3 (Part III) attached to Planning Permission LPA Ref. 23/00119/FUL. The requirements of the Condition are set out below.

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Montagu Evans LLP is a limited liability partnership registered in England and Wales with registered number OC312072. Registered office 70 St Mary Axe, London, EC3A 8BE. A list of members names is available at the above address.

Condition 3 (Site Investigation)

Condition 3 requires a Site Investigation, to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Discharge of Condition LPA Ref. 24/01274/DOC allowed for the discharge of the bulk of Condition 3.

This submission provides a verification report to close out the remainder of the Condition.

In accordance with the condition, the application provides details which meet the final requirements of Condition 3 and as such it can be fully discharged.

CONCLUSION

This application seeks to formally discharge Part III of Condition 3 attached to Planning Permission LPA Ref. 23/00876/FUL, dated 27 October 2023.

We trust the information provided above and on the enclosed information is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any further details please do not hesitate to contact Matthew Gray on 07881 230361 or Matthew.Gray@Montagu-Evans.co.uk.

Yours sincerely,

**MONTAGU EVANS LLP**