

Planning Services
Rochdale Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

FAO: Ryan Killeen (Team Leader (Development Management))

6th March 2026

Dear Ryan,

RE: LAND AT ROYLE ROAD, ROCHDALE – APPLICATION TO DISCHARGE PLANNING CONDITIONS FOR APP REF: 20/01401/AM.

Please find enclosed an application to part discharge Condition 6 attached to Planning Permission Ref: 20/01401/AM. The application has been submitted via the Planning Portal and includes the relevant supporting information as listed below.

The requisite planning application fee has been made payable to Rochdale Borough Council via the Planning Portal.

Submitted Details

This application seeks to part discharge Condition 6 which states:

“The development shall be carried out in accordance with the Phase I and II Geo- Environmental Site Assessment, reference 12-675-R1 and the remediation strategy detailed in the Remediation & Enabling Works Strategy, reference 11-778-R2, unless any variation is otherwise approved in writing by the Local Planning Authority.

Following completion of the measures identified in the approved remediation scheme and prior to the occupation of each plot, a verification report that demonstrates the effectiveness of the remediation carried out on a plot by plot basis must be submitted to and approved in writing by the Local Planning Authority.”

Five previous applications have been submitted and approved by the LPA for a number of plots. The relevant application numbers are:

- 23/00808/DOC (approved on 18th October 2023);
- 23/01366/DOC (approved on 15th January 2024);
- 25/00061/DOC (approved on 3rd March 2025);
- 25/00302/DOC (approved on 20th May 2025); and

- 25/00662/DOC (approved on 21st August 2025).

This submission **is the sixth and final tranche of plot validations** and all plots have now been submitted for approval.

To assist the LPA, a table has been enclosed within this submission to monitor the part discharge of this condition on a plot by plot basis. This table will be updated when further tranches of plot validation certificates are submitted.

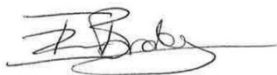
Condition No.	Information Submitted
Condition 6 Site Remediation and Plot by Plot Validation	• 11-778 V46 Garden Validation Letter, Plot 143, April 2025; • 11-778 V50 Garden Validation Letter, Plot 147, July 2025; • 11-778 V51 Garden Validation Letter, Plot 146, 148 and 149, July 2025; • 11-778 V52 Garden Validation Letter, Plot 14, August 2025; • 11-778 V53 Garden Validation Letter, Plot 15 to 18 and 191, September 2025; • 11-778 V54 Garden Validation Letter, Plot 150 to 151 and 192 to 193, October 2025; • 11-778 V55 Garden Validation Letter, Plot 154 to 155, December 2025; • 11-778 V56 Garden Validation Letter, Plot 156 to 157, December 2025; • 11-778 V57 Garden Validation Letter, Plot 158, February 2026; and • 11-778 V58 Garden Validation Letter, Plots 54 – 77 Apartment Block, March 2026.

Summary

I trust that the above provides sufficient information to discharge the outstanding plots and fully discharge Condition 6 attached to Planning Permission Ref: 20/01401/AM.

I look forward to receiving correspondence from the LPA once the application is validated. Should you require any further information in the meantime, please do not hesitate to get in contact.

Yours faithfully,



Isla Brady
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Vistry Group
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