

Our Ref: HM/JB/04C201474  
Your Ref: PP-14860180

15<sup>th</sup> April 2026

Rochdale Metropolitan Borough Council  
Economy and Environment  
Planning Service  
Number One Riverside  
Smith Street  
Rochdale  
OL16 1XU

**Submitted via Planning Portal: PP-14860180**

Dear Claire Ringwood,

**APPLICATION FOR THE DISCHARGE OF CONDITIONS 4 (VERIFICATION REPORT), 8 (HARD AND SOFT LANDSCAPING), 9 (BIODIVERSITY ENHANCEMENTS), 10 (BOUNDARY TREATMENTS), 11 (CYCLE STORAGE), 12 (LITTER AND RECYCLING BINS) AND 17 (EXTERNAL LIGHTING SCHEME) IN RELATION TO PLANNING PERMISSION REF: 24/01251/VRCON AT LAND AT WHITWORTH ROAD (DUNELM) CAR PARK, ROCHDALE, OL12 0TY**

On behalf of our client, ERP (Accrington) Ltd c/o Glenbrook Investments Ltd ('the Applicant'), please find enclosed an application to discharge conditions 4 (Verification Report), 8 (Hard and Soft Landscaping), 9 (Biodiversity Enhancements), 10 (Boundary Treatments), 11 (Cycle Storage), 12 (Litter and Recycling Bins) and 17 (External Lighting Scheme) pursuant to planning permission 24/01251/VRCON at Land at Whitworth Road (Dunelm) Car Park, Rochdale, OL12 0TY.

Planning application ref: 24/01251/VRCON was approved on 14<sup>th</sup> February 2025 for the following development:

*"Section 73 application for the erection of Drive Thru Cafe (Class E) with access from Duke Street together with associated parking and landscaping without complying with conditions 9 (biodiversity) and 15 (servicing and delivery hours) of planning permission 23/01279/FUL."*

**Condition 4 – Verification Report**

Condition 4 states:

*"No development (other than works of site preparation) shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it*

*originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place. The submitted report shall include:*

- i) details of site investigations and assessment to identify the potential extent, scale and nature of contamination on site.*
- ii) an assessment of the potential risks to:*
  - o human health,*
  - o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,*
  - o adjoining land,*
  - o groundwaters and surface waters,*
  - o ecological systems,*
  - o archaeological sites and ancient monuments;*
- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.*

*The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the buildings hereby approved are first occupied."*

Condition 4 has been partially discharged in planning application ref: 25/00797/DOC. The Decision Notice stated that 'it is advised that any soils imported are in accordance with the guidance in the latest edition of the YALPAG document 'Verification Requirements for Cover Systems'. The soils that will be imported onto the site to form the landscaped areas will be sampled and tested in accordance with the requirements set out in the YALPAG guidance document. This information and verification report will only be available once the topsoil is delivered to site.

### **Condition 8 – Hard and Soft Landscaping**

Condition 8 states:

*"a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied 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), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.*

*(b) 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.*

*(c) 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."*

In response to condition 8, the following documents have been submitted:

- Hard Surfacing Materials (ref: 11390-CD-D02\_B);
- General Arrangement Plan (ref: UG\_3023\_LAN\_GA\_DRW\_01\_P04);
- Hard Landscape Plan (ref: UG\_3023\_LAN\_HL\_DRW\_02\_P03);
- Soft Landscape Plan (ref: UG\_3023\_LAN\_SL\_DRW\_03\_P04); and
- Landscape Supporting Notes (ref: UG\_3023\_LAN\_LSN\_DRW\_04\_P02).

### **Condition 9 – Biodiversity Enhancements**

Condition 9 states:

*“The development hereby approved shall not be occupied until such time as a scheme of biodiversity enhancements for the site has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the drive-thru café and retained thereafter.”*

In response to condition 9, the following documents have been submitted:

- General Arrangement Plan (ref: UG\_3023\_LAN\_GA\_DRW\_01\_P04);
- Soft Landscape Plan (ref: UG\_3023\_LAN\_SL\_DRW\_03\_P04); and
- Landscape Supporting Notes (ref: UG\_3023\_LAN\_LSN\_DRW\_04\_P02).

### **Condition 10 – Boundary Treatments**

Condition 10 states:

*“Notwithstanding any details submitted as part of the application, no part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the duly approved details prior to the first occupation of the development to which the submission relates and the structures shall thereafter be retained.”*

In response to condition 10, the following documents have been submitted:

- Boundary Treatments Plan (ref: 11390-CD-D04-A);
- External Works Drawing (ref: 11390-3-C-L05\_C2); and
- Proposed Jakoustic Fence image.

### **Condition 11 – Cycle Storage**

Condition 11 states:

*“No part of the development shall be occupied until such time as details for the design of policy compliant (at a minimum) bicycle storage facilities has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be installed in complete accordance and made available for use prior to the approved development first being brought into use. The approved bicycle storage facilities shall be retained thereafter.”*

In response to condition 11, the following document has been submitted:

- Street Furniture and Lighting Layout Plan (ref: 11390-CD-D03\_A).

**Condition 12 – Litter and Recycling Bins**

Condition 12 states:

*“No part of the development hereby approved shall be occupied until such time as details of litter and recycling bins to be located within the site has been submitted to and approved in writing by the Local Planning Authority. Such details shall include the location and visual appearance of bins. The approved scheme shall be implemented prior to the first use of the development and retained for their intended purpose thereafter.”*

In response to condition 12, the following document has been submitted:

- Street Furniture and Lighting Layout Plan (ref: 11390-CD-D03\_A).

**Condition 17 – External Lighting Scheme**

Condition 17 states:

*“No external lighting shall be installed on the building or elsewhere on the site unless a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented.”*

In response to condition 17, the following documents have been submitted:

- Street Furniture and Lighting Layout Plan (ref: 11390-CD-D03\_A);
- Kingfisher Lighting Columns Datasheet (ref: 4ct77-datasheet);
- Gabbro Streetlight Details (ref: AGAB11-2026-03-12); and
- Lighting Assessment (ref: 28\_038-Starbucks-4m columns Lighting Assessment).

All the submission material to support the application has been submitted via the Planning Portal (PP-14860180). The application fee of £400 (including Planning Portal Service Fee) has been paid via BACS payment.

**Summary**

I trust that the enclosed information is satisfactory for Rochdale Metropolitan Borough Council to enable a swift validation of the application. If you have any queries or require any further details, please do not hesitate to contact me.

Yours sincerely,



**James Borley**

**Associate**

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**For and on behalf of Avison Young (UK) Limited**