

Ryan Killeen
Planning Department
Rochdale Borough Council

Via Planning Portal

Dear Ryan

22/01119/FUL Station Gardens – Application to discharge conditions 9 (finished floor levels), 17 (remediation verification), 20 (archaeology final report) and 21 (sustainable drainage)

This application seeks discharge of four conditions relating to Station Gardens. For two of the conditions, PC9, PC20 and PC21, the condition are sought for partial approval as the details relate only the new housing development. The apartment building details will be submitted at a later date for that phase, though for the drainage details you will note the plan includes indicative details for information and context to allow a decision on the housing area to be taken.

By condition the following details are submitted for consideration and approval:

PC9 proposed buildings and site levels

- PC09 - Finished Floor Levels\ORRD-BKP-ZZ-XX-DR-C-00781-ProposedLevelsSheet2-C01
- PC09 - Finished Floor Levels\ORRD-BKP-ZZ-XX-DR-C-00780-ProposedLevelsSheet1-C01

Each drawing provides the detail of the finished floor level for each block of houses and other site levels as spot heights around the development. The plans exclude the apartment building and park to be submitted under a future application and only partial discharge is sought for PC9 at this time.

PC17 verification report on remediation

- PC17 - SI Verification\TE1582-TE-00-XX-RP-GE-004-V03 Richard St Supplementary Gas Risk Assessment

The TIER report builds upon previously issued information, (Delta Simons, 2018 and Curtins June 2021), and sets out the findings relating to the housing area only as further work will be required for the apartment buildings (see 5.1 Conclusions, 2nd bullet).

Given the technical nature of the report we suggest for planning to read 5.1 Conclusions and following referral internally to confirm if the findings are satisfactory to partially discharge the condition, or advise if and what any additional information is required.

PC20 archaeology

- PC20 - AMR_3403C_Richard St Rochdale_v1.6 Archaeology Mitigation Report

The Archaeology Mitigation Report, prepared by MOLA, applies site wide and reports on the evaluation works undertaken and builds upon the previous desk-based assessment and evaluation.

The short summary in the opening of the report sets out that the investigation was focused on areas divided into high, medium and low interest and a watching brief over the site of the historic canal basin. The findings were;

"The partial remains of six vessels were excavated in the canal basin, with two types present; Mersey Flat Type flat dumb barges and a composite steel and wooden framed pontoon or float. The flats dated from the mid 19th century with the float likely a later date. The vessels were abandoned in 1921 when the Rochdale Canal Company ceased to trade.

Ind98: How well understood and recorded are the north-west's canals, waterways and basins?

This site demonstrated how vessels at the end of their life were abandoned and likely exploited for reusable parts."

Subject to review of the full report and response from GMAAS we are seeking the full discharge of PC20.

PC20 Sustainable drainage details

The following details are submitted for approval relating to the housing area, which includes email advice / thread from Keith Mealey, Flood & Drainage Engineer, dated 3rd March 2026:

- PC21 - SuDs Management\ORRD-BKP-ZZ-XX-DR-C-00576-DrainageDetailsSheet6-P02
- PC21 - SuDs Management\ORRD-BKP-ZZ-XX-DR-C-00560-DrainageGAMasterplan-P08
- PC21 - SuDs Management\LLFA Approval 03.03.26

Given that the details have been previously shared, discussed and agreed with Keith Mealey we trust that PC20 can be swiftly discharged on the details relating to the housing area.

Please let us know if you need any further information to deal with the four conditions submitted here.

Yours sincerely,

Richard Purser

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