

26th May 2026

Mr Ryan Grant
Principal Planning Officer (Growth)
Rochdale Borough Council
Floor 3, Number One Riverside
Smith Street
Rochdale
OL16 1XU

Submitted via the Planning Portal

Dear Ryan,

Land to the West of New Street, Littleborough – Discharge of Condition 9 / 10 / 11 / 12 / 13 from Full Planning Permission Ref: 22/01039/FUL

This covering letter has been prepared to support the discharge of the planning condition no. 8 of Full Planning Permission Ref: 22/01039/FUL for: *“Erection of a residential development for 61 dwellings (to include 2no. Use Class C2 residential care dwellings for children), access, landscaping, open space, SUDs, and associated works.”*

This planning application seeks to discharge the remediation strategy noted in condition 9 / 10 / 11 / 12 / 13 to enable works to commence on Site with the necessary approvals from the Councils Environmental Health Officer (EHO) , Highways Officer and Archaeological officer.

	Schedule 2 - Conditions	Information Submitted
9	Archaeology	Prepared by Orion Heritage Ltd- Ref PN3417/DBA/1 AND 26-0014-WSI-v1,2
10	Sustainable Drainage System	Marston and Grundy drawings
11	Invasive Species	JK24-0499-IPSMP2026
12	Construction Method Statement	Littleborough CMP C 225.09.10
13	Construction Traffic Management Plan	Littleborough CMP C 225.09.10

Table 1: Details of Information submitted

Planning Application Fee

The reserved matters approval has been formally submitted online via the planning portal (Ref: PP- The application has been submitted via the Planning Portal (ref: PP-14951173) and the requisite fee of **£309 (ex vat)** paid directly to the Portal online.

If you have any difficulties in opening any of the reports, please do not hesitate to contact us.

Yours sincerely,

Neil Walker
Russell Homes

