

21st August 2026

FAO Ryan Killeen
Principal Planning Officer
Rochdale Borough Council

Via Planning Portal

Dear Ryan

Planning Portal Reference: PP-15226995

22/01119/FUL Station Gardens - Application to part discharge Condition 19 (Landscaping Scheme),

On behalf of Willmott Dixon Construction Ltd, we are submitting the following documents for allow for the partial discharge of Condition 19 (Landscaping Scheme) attached to planning permission reference: 22/01119/FUL.

- ORRD-OOB-ZZ-00-DR-L-00001_Site Plan-C02
- ORRD-OOB-ZZ-00-DR-L-02100_Sheet Layouts-C02
- ORRD-OOB-ZZ-00-DR-L-02101_General Arrangement Hardworks-C02
- ORRD-OOB-ZZ-00-DR-L-02102_General Arrangement Hardworks-C02
- ORRD-OOB-ZZ-00-DR-L-02103_General Arrangement Hardworks-C02
- ORRD-OOB-ZZ-00-DR-L-02111_Kerbs and Edges Plan-C02
- ORRD-OOB-ZZ-00-DR-L-02112_Kerbs and Edges Plan-C02
- ORRD-OOB-ZZ-00-DR-L-02113_Kerbs and Edges Plan-C02
- ORRD-OOB-ZZ-00-DR-L-02120_Furniture Plan-C02
- ORRD-OOB-ZZ-00-DR-L-02301_Indicative Detailed Levels Plan-C02
- ORRD-OOB-ZZ-00-DR-L-02302_Indicative Detailed Levels Plan-C02
- ORRD-OOB-ZZ-00-DR-L-02303_Indicative Detailed Levels Plan-C02
- ORRD-OOB-ZZ-00-DR-L-02450_Proposed Planting Plan-C02
- ORRD-OOB-ZZ-00-DR-L-02451_Proposed Planting Plan-C02
- ORRD-OOB-ZZ-00-DR-L-02452_Proposed Planting Plan-C02
- ORRD-OOB-ZZ-00-DR-L-02453_Proposed Planting Plan-C02
- ORRD-OOB-ZZ-00-DR-L-02500_Detail Location Plan-C02
- ORRD-OOB-ZZ-ZZ-DR-L-02531_Interface Details-C02

For reference Condition 19 sets out:

'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, boundary treatments, street furniture, play equipment, wayfinding, 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.

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.

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.'

The detailed levels plan shows the proposed finished levels as required by the Condition. The general arrangements plan submitted details the proposed surfacing, and the kerbs and edges plan details the location, type and colour of the road kerbs and dropped kerbs. The furniture plan shows the location of bollards and seating, including product specifications. The planting plans submitted set out the location of trees and hedgerows, including species mix and specifications.

We trust that this is sufficient information to allow the part discharge of condition 19. A further application will be submitted in relation to the park and the apartments scheme to allow for the full discharge of this condition.

Yours sincerely,

A handwritten signature in black ink that reads "Sophie McGeough". The script is cursive and fluid.

Sophie McGeough, Planner
Plan Red Ltd

E: Sophie@planred.co.uk