

15 September 2026

FAO Ryan Killeen
Principal Planning Officer
Rochdale Borough Council

Via Planning Portal

Dear Ryan

Planning Portal Reference: PP-15227031

22/01119/FUL Station Gardens - Application to part discharge Condition 18 (Highway Scheme)

On behalf of Willmott Dixon Construction Ltd, we are submitting the following documents for the partial discharge of Condition 18 (Highway Scheme) attached to planning permission reference: 22/01119/FUL.

- ORRD-BKP-ZZ-XX-DR-C-00703-TypicalSurfaceBuildUpDetails-P05
- ORRD-BKP-ZZ-XX-DR-C-00751-S228AdoptedGASheet1-P03
- ORRD-BKP-ZZ-XX-DR-C-00752-S228AdoptedGASheet2-P02
- ORRD-BKP-ZZ-XX-DR-C-00780-ProposedLevelsSheet1-C01
- ORRD-BKP-ZZ-XX-DR-C-00781-ProposedLevelsSheet2-C01

For reference Condition 18 sets out:

'No part of the development shall be occupied until detailed drawings including construction detail, of all the proposed highways (including footways and connecting paths) and associated junctions within the development have been submitted and approved in writing by the Local Planning Authority. All highways shall be constructed in accordance with these details prior to the occupation of any buildings or in accordance with a timetable to be agreed by the Local Planning Authority.'

The submitted surface build-up details plan shows the construction details of the proposed surfacing, including the adopted highways, footpaths, block paving and soft landscaping sections. The proposed levels plans detail the finished floor levels of the ground level, top and bottom of the kerb levels. The section 228 adopted plans detail the location of the adopted highway, footway, verge and private roads and parking for the housing element of the scheme.

We trust that this is sufficient information to allow the partial discharge of condition 18. A further part discharge of condition 18 application will be submitted in relation to the park and the apartments scheme to allow for the full discharge of this condition.



Yours sincerely,

Sophie McGeough

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