

17th September 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 24 (Refuse Strategy).

On behalf of Willmott Dixon Construction Ltd, we are submitting the following documents to allow for the partial discharge of Condition 24 (Refuse Strategy) attached to planning permission reference: 22/01119/FUL.

- Refuse Strategy
- Swept Path Analysis Refuse Vehicle 14251-BKP-Z1-XX-DR-C-750-P1

For reference, Condition 24 sets out:

'No part of the development shall be occupied until a refuse and servicing strategy for the site has been submitted to and approved in writing by the Local Planning Authority. The Strategy shall include details of refuse storage locations and appearance, routes for collection, and vehicle tracking through the internal access roads. The site will be serviced in accordance with the approved strategy thereafter.'

The submitted Refuse Strategy drawing identifies the proposed bin collection points and arrangements for storing bins at the rear doors of the houses. Refuse collection will be undertaken by Rochdale Council, with the relevant collection requirements and frequencies set out within the Refuse Strategy drawing. It is proposed that signage will be provided within the bin storage areas to advise residents when their bins should be placed out for collection and returned to the gardens following collection. Vehicle tracking for the Council's refuse vehicle is shown on the Swept Path Analysis Refuse Vehicle drawing.

We trust that this is sufficient information to allow the partial discharge of condition 24. A further application to fully discharge condition 24 will be submitted in relation to the park and the apartments scheme.

Yours sincerely,

Sophie McGeough

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