

FAO Bob Melling

Rochdale Metropolitan Borough Council -
Development Control
Smith Street,
Rochdale, OL16 1XU

Reference: PA-0010839/02
Customer reference: PL/2026/0746
29 September 2026

Section 73 application to vary planning permission 22/01068/FUL to allow alterations to the approved layout, levels, drainage strategy, parking provision and house types, including the reduction in dwelling numbers from 52 to 46, provision of 100% affordable housing, and associated landscaping and infrastructure works.

Former Oakenrod Primary School, Bury Road, Rochdale, OL11 4EE

Dear Bob Melling,

In response to your email correspondence (dated 18 September 2026), we would like to make the additional comments, further to our previous response.

We are satisfied that the Riparian Buffer condition previously recommended is not necessary as the measures will be controlled through other conditions on the decision notice. However, we consider that it would be beneficial to incorporate a request for details to demonstrate how the river and ecological receptors will be protected during development's construction phase into the landscape and ecological management plan condition, or if more appropriate into the construction management plan condition.

The initial concern with the change in wording proposed to the Landscape and Ecological Management Plan condition, was that it may lead to uncertainties about what activities are included in 'site preparation or clearance'. However, we accept that this is to undertake the works associated with invasive species management and site investigations which we consider to be reasonable. If the Local Planning Authority is satisfied that the proposed change in wording will still result in any details regarding clearance of spoil within the riparian area are submitted to and approved by the Local Planning Authority, then we have no issues with the proposed changes to Condition 6.

Please refer to our previous correspondence for our views on Condition 4 and Condition 7.

If you have any questions regarding our response, please contact spplanning.rfh@environment-agency.gov.uk.

Yours sincerely,

Emily Fisher,
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