

Planning and Development
Number One Riverside
Smith Street
Rochdale OL16 1XU

Our Ref: 24-045/AA/BM

Date: 16th Oct 2025

FAO Rosalind Gralton,

95 MARLAND FOLD – PRIOR APPROVAL FOR DEMOLITION

On behalf of our client Richard Hagan, we are pleased to submit a prior approval for demolition application for the dwelling at 95 Marland Fold, Rochdale, OL11 4RF.

A number of drawings and documents are being submitted as part of this application:

- 3000-P01 Site Location Plan
- 3002-P01 Proposed Site Restoration Plan (Post-Demolition)
- Structural Site Condition Report – Prepared by Alvin Loh Consulting Engineers
- Preliminary Ecological Assessment by Arbtech
- Demolition Method Statement by H Bell & Sons.

Subject to the Prior Approval application being approved within the 28 determination period, the current intention is to commence demolition on 25th November 2025. A bat endoscope survey will be carried out prior to demolition, in line with the recommendations of the Preliminary Ecological Assessment.

Demolition Site Notice Statement

In accordance with the requirements of Part 31 of the Town and Country Planning (General Permitted Development) Order 1995 (As amended), we confirm that a site notice was erected on site on 13.10.25, a photograph and details of which are included overleaf.

We trust the information submitted is sufficient to validate the application but please don't hesitate to contact me if you need any further information.

Yours faithfully



Barry Murphy
Director

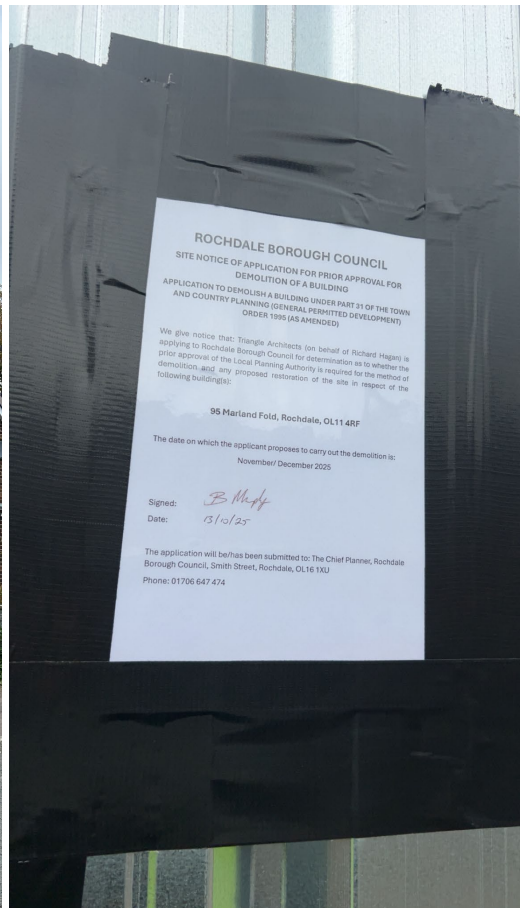
Directors:

Mark Trayhorn BA (Hons) BArch RIBA
Harvinder Randhawa BA (Hons) BArch RIBA
Barry Murphy BA (Hons) DipArch RIBA
Alison Duxbury BA (Hons) BArch RIBA



Associated Practice: John Kershaw & Co: Chartered Surveyors
Registered as Triangle Architects Limited.
Registered Office: Lower Ground Floor,
4 Jordan Street, Manchester, M15 5PY
Company No. 3031156
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Demolition Site Notices (erected 13.10.25)



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ROCHDALE BOROUGH COUNCIL

SITE NOTICE OF APPLICATION FOR PRIOR APPROVAL FOR DEMOLITION OF A BUILDING

APPLICATION TO DEMOLISH A BUILDING UNDER PART 31 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 (AS AMENDED)

We give notice that: Triangle Architects (on behalf of Richard Hagan) is applying to Rochdale Borough Council for determination as to whether the prior approval of the Local Planning Authority is required for the method of demolition and any proposed restoration of the site in respect of the following building(s):

95 Marland Fold, Rochdale, OL11 4RF

The date on which the applicant proposes to carry out the demolition is:

November/ December 2025

Signed:



Date:

The application will be/has been submitted to: The Chief Planner, Rochdale Borough Council, Smith Street, Rochdale, OL16 1XU

Phone: 01706 647 474