

**FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT**

Economy and Environment
Planning Service
Number One Riverside
Smith St
Rochdale
OL16 1XU

Phone : 01706 924305**EMAIL :** development.control@rochdale.gov.uk**WEB :** www.rochdale.gov.uk**Application for Planning Permission****Town and Country Planning Act 1990 (as amended)****Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Ms

First name

Lia

Surname

Jackson

Company Name

Rochdale Borough Council

Address

Address line 1

Rochdale Borough Council

Address line 2

Floor 2, Number One Riverside

Address line 3

Smith Street

Town/City

Rochdale

County

Greater Manchester

Country

UK

Postcode

OL161XU

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

0.39

Unit

Hectares

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Minor extensions and infills to the existing building footprint to facilitate the re-organisation and full refurbishment of the internal spaces, and to increase bedroom capacity—providing 29 standard bedrooms, including one Category 3 wheelchair-accessible room per floor (two in total), plus one emergency bedroom. No change of use.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

Leopold Court is a hostel for the homeless.

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Brick

Proposed materials and finishes:

Brick - to match existing

Type:

Roof

Existing materials and finishes:

Pitched roman tiled roofs / UPVC gutters & downpipes

Proposed materials and finishes:

Pitched roman tiled roofs / UPVC gutters & downpipes - to match existing

Type:

Windows

Existing materials and finishes:

The external windows are a combination of double-glazed, aluminium framed and timber casement windows.

Proposed materials and finishes:

All existing windows to be replaced with new UPVC windows - to meet the current building regulations. Fenestration to replacement new windows to match existing (where practical) / Colour TBC. All proposed windows to be UPVC - with fenestration to align with existing where practical / Colour TBC.

Type:

Doors

Existing materials and finishes:

The existing external doors are a combination of double and single aluminium, timber and PVCu doors.

Proposed materials and finishes:

All existing entrance and perimeter circulation doors to be replaced with composite or fully glazed UPVC doors, with all plant / external doors to be replaced with metal louvred doors – for locations, refer to Proposed Elevations 21035-TRI-G25-XX-DE-A-3200 / Rev P01. Fenestration & Colour TBC.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

The existing boundary to the site is lightweight plastic low-level fencing and timber fencing. The existing site entrance is defined by two brick piers – no gates. Internally the site has timber fencing to the refuse, external store area and to provide a secure line between the carpark and building perimeter garden spaces.

Proposed materials and finishes:

Vehicular / pedestrian site access gates are proposed between existing brick piers – as illustrated on the Proposed Site Layout 21035-TRI-G1-00-DP-A-3011 / Rev P01 – no other changes to the site boundary are proposed.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Vehicular access and the existing carpark is tarmac.

Proposed materials and finishes:

Both proposed to be resurfaced in tarmac – to match existing.

Type:

Lighting

Existing materials and finishes:

External lighting columns in carpark – metal.

Proposed materials and finishes:

Proposal to upgrade / replace existing column lighting in carpark and provide externally mounted lighting to the building façade, to match the existing layout and finish (where practical), and as indicated on the MEP External Lighting Layouts: W2368-RWA-XX-XX-DR-E-9002 W2368-RWA-XX-XX-DR-E-9001

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Architectural Planning Pack (Triangle Architects):

Design & Access Statement

Site Location Plan 21035-TRI-G1-00-DP-A-3000 / Rev P01

Existing Site Layout / Block Plan 21035-TRI-G1-00-DP-A-3010 / Rev P01

Proposed Site Layout / Block Plan 21035-TRI-G1-00-DP-A-3011 / Rev P01

Existing Ground Floor Plan 21035-TRI-G22-00-DP-A-3100 / Rev P01

Existing First Floor Plan 21035-TRI-G22-01-DP-A-3101 / Rev P01

Existing Roof Plan 21035-TRI-G22-02-DP-A-3102 / Rev P01

Proposed Ground Floor Plan 21035-TRI-G22-00-DP-A-3110 / Rev P01

Proposed First Floor Plan 21035-TRI-G22-01-DP-A-3111 / Rev P01

Proposed Roof Plan 21035-TRI-G22-02-DP-A-3112 / Rev P01

Existing Building Elevations 21035-TRI-G25-XX-DE-A-3200 / Rev P01

Existing Building & Site Sections 21035-TRI-G25-XX-DS-A-3300 / Rev P01

Proposed Building Elevations 21035-TRI-G25-XX-DE-A-3210 / P01

Proposed Building & Site Sections 21035-TRI-G25-XX-DS-A-3310 / P01

3D Views - Existing & Proposed Building 21035-TRI-G7-XX-M-A-3500 / Rev P01

MEP Drawings (Robert Whetham Associates):

External Lighting (RWA) W2368-RWA-XX-XX-DR-E-9001 / Rev P1

External Lighting Illuminance Levels/Isolines (RWA) W2368-RWA-XX-XX-DR-E-9002 / Rev P1

Topographical - Measured Survey Information:

Topographical Survey of the Land

Ground Floor Survey

First Floor Survey

Elevations - Survey

Sections - Survey

Other Supporting Documentation:

CCTV Survey

Structural Survey Report

Bat Survey

Preliminary Ecological Appraisal

BNG Exemption Certificate

Arboricultural Impact Assessment

Asbestos Survey

Building Condition Survey

Level 1 Utility Survey

RIBA Stage 3 Fire Strategy Report

Phase 1 Ground Investigation Survey

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type: Cars Existing number of spaces: 10 Total proposed (including spaces retained): 10 Difference in spaces: 0
Vehicle Type: Disability spaces Existing number of spaces: 1 Total proposed (including spaces retained): 1 Difference in spaces: 0

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

You may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application.

The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☒ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- ☐ Yes
- ☒ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:

Development subject to the de minimis exemption (development below the threshold)

What best describes the size of your site?:

Over 25 square metres

Please justify the reason why biodiversity net gain does not apply:

The plans indicate that the proposed works will result in the loss of a bedding planter of approximately 10 m², which is bordered by brick and currently unmanaged. Therefore, there will be no impact on any priority habitat or on any habitat exceeding the 25 m² threshold. The development is also not understood to be a part of a larger or phased scheme that would otherwise affect adjacent habitats or trigger BNG obligations. Accordingly, the proposed development is considered exempt under the de minimis criteria, and a Biodiversity Net Gain assessment or biodiversity metric calculation is not required to support the planning application.

Note: Please read the help text for further information why developments may be exempt or not in scope.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☐ No
- ☒ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

Existing external refuse store - refer to Site Layout

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

Refer to external refuse store

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
- ☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☐ Yes
☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☒ Yes
☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

10

Part-time

0

Total full-time equivalent

10.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

12

Part-time

0

Total full-time equivalent

12.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☒ Yes
☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

C2 - Residential institutions

Unknown:

Yes

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes

☒ No

Is the proposal for a waste management development?

☐ Yes

☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

N/A

Date (must be pre-application submission)

11/11/2025

Details of the pre-application advice received

11th Nov 25 and 19th Nov 25 - Advice on the requirement for the following supporting documentation:
Flood Risk Assessment, CCTV Survey and External Lighting Proposals.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☒ Yes
☐ No

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
☒ The Agent

Title

Miss

First Name

Sarah

Surname

Campbell

Declaration Date

04/12/2025

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Triangle Architects

Date

04/12/2025