



JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES



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Date: 11th November 2025

Our ref: 23.3130
Your ref: 10/19/0113

RMBC Planning Department
Number One Riverside,
Smith Street,
Rochdale,
OL16 1XU

To whom it may concern,

RE: PLANNING APPROVAL – 22.00606 & DOC APPLICATION 25/00165/DOC. SECTION 73 VARIATION – JUSTIFICATION & PROPOSED WORDING. 112 Church Street, Littleborough, Rochdale, OL15 8AS. CONDITIONS TO VARY: 4 (CONTAMINATION), 5 (DRAINAGE).

1) Background & Reason for Variation

The original permission included pre-commencement conditions requiring (i) contaminated land investigation/mitigation (Condition 4) and (ii) foul and surface water drainage approval/installation (Condition 5). Works proceeded to completion before those conditions were discharged. The Local Planning Authority has confirmed the conditions cannot be discharged as written because the “before development takes place” trigger is now incapable of performance.

This S73 application seeks to vary only the timing of Conditions 4 and 5 so that compliance is secured prior to first occupation of either dwelling. The technical scope and protective purpose of both conditions are preserved in full. No physical or design changes are proposed.

Your sincerely

Frank James Smith

Frank James Smith
Consultant Director.

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