



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 Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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	112
Suffix	
Property Name	
Address Line 1	Church Street
Address Line 2	
Address Line 3	Rochdale
Town/city	Littleborough
Postcode	OL15 8AS

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

Easting (x)	Northing (y)
393522	416293

Description

Applicant Details

Name/Company

Title

First name

RYAN

Surname

MARTYN

Company Name

Address

Address line 1

FLAT 11

Address line 2

3 TOWN MEADOW

Address line 3

Town/City

BRENTFORD

County

Country

Postcode

TW8 0BY

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

FRANK

Surname

SMITH

Company Name

JAMES CAMPBELL ASSOCIATES LTD

Address

Address line 1

CAMPBELL HOUSE

Address line 2

173 ROCHDALE RD

Address line 3

FIRGROVE, MILNROW

Town/City

Rochdale

County

Country

United Kingdom

Postcode

OL163BN

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Proposed one pair of semi-detached three bedroom dwellings

Reference number

22/00606/FUL

Date of decision (date must be pre-application submission)

05/12/2022

Please state the condition number(s) to which this application relates

Condition number(s)

CONDITION 4
CONDITION 5

Has the development already started?

- ☒ Yes
☐ No

If Yes, please state when the development was started (date must be pre-application submission)

30/06/2023

Has the development been completed?

- ☒ Yes
☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

15/04/2025

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Condition 4 – Land Contamination

1. Why the condition needs to be changed

The condition is currently worded as a pre-commencement requirement. The development has been constructed, and no occupation has yet taken place. Because the timing trigger has passed, the condition cannot be complied with in its current form and cannot be discharged. The applicant still intends to fully comply with the investigative, risk assessment, remediation, and verification requirements. The variation is therefore required only to amend the timing of the condition so that it can now be lawfully complied with prior to first occupation, ensuring the Local Planning Authority retains full control over the process.

Condition 5 – Drainage (Foul & Surface Water)

1. Why the condition needs to be changed

Condition 5 is also worded as a pre-commencement requirement. The dwellings are now completed, so the condition cannot be lawfully discharged in its current form. The required drainage information, including evidence of infiltration testing/hierarchy, restricted discharge rate, Micro Drainage calculations and UU agreement to point of connection, will still be provided. Therefore, the variation is sought to retime the condition trigger to allow the drainage scheme to be approved and implemented prior to first occupation while retaining full compliance with Core Strategy G8, saved UDP policy EM/7 and the Non-Statutory SuDS Technical Standards.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 4 – Land Contamination

How the condition is to be varied

Replace the pre-commencement wording (“No development shall take place...”) with wording that requires the investigation/risk assessment, any remediation, and the verification report to be submitted to and approved prior to first occupation of either dwelling, as set out in the revised condition wording provided in the supporting statement.

2. How the condition is to be varied

Replace the existing “Prior to the commencement of development...” wording with wording requiring the full foul and surface water drainage scheme to be submitted to, approved by, and implemented in accordance with the approved details prior to first occupation of either dwelling, as set out in the revised condition wording provided in the supporting statement.

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

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

First Name

Surname

Declaration Date

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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

SHEILA KEAN

Date

17/11/2025