



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	
Suffix	
Property Name	LAND AT SUTHERLAND ROAD (NORTH OF OUR LADY AND ST PAUL'S RC PRIMARY SCHOOL)
Address Line 1	AND LAND AT JUNCTION OF LENNOX WALK AND ARGYLE STREET,
Address Line 2	
Address Line 3	
Town/city	Heywood
Postcode	OL10 3PD

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

Easting (x)	Northing (y)
383608	410297

Description

Vacant land

Applicant Details

Name/Company

Title

First name

Surname

Culbert

Company Name

Built Development Ltd

Address

Address line 1

Manchester Buildings

Address line 2

71-73 Hyde Road,

Address line 3

Town/City

Manchester,

County

Country

Postcode

M12 6BH

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

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

SK4 3BS

Contact Details

Primary number

01614431221

Secondary number

Fax number

Email address

info@BTPArchitects.co.uk

Description of the Proposal

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

Erection of 27 affordable dwellinghouses with associated access, parking, landscaping and boundary treatments

Reference number

24/00622/FUL

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

29/10/2025

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

Condition number(s)

2

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

Change to red line boundary to site off Argyle Street

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

Substitute drawing BR-BTP-00-LP-DR-A-4299_100 Location Plan for BR-BTP-00-LP-DR-A-4299_100.1 Location Plan
Substitute drawing BR-BTP-00-XSP-DR-A-4299_101 Existing Site Plan for BR-BTP-00-XSP-DR-A-4299_101.1 Existing Site Plan
Substitute drawing BR-BTP-00-SP-DR-A-4299_102 Site Clearance Plan for BR-BTP-00-SP-DR-A-4299_102.1 Site Clearance Plan
Substitute drawing BR-BTP-00-SP-DR-A-4299_106.3 Proposed Site Plan 02 for BR-BTP-00-SP-DR-A-4299_106.4 Proposed Site Plan 02
Substitute drawing BR-BTP-00-SP-DR-A-4299_107.6 Proposed Site Plan - Both Sites for BR-BTP-00-SP-DR-A-4299_107.7 Proposed Site Plan - Both Sites
Substitute drawing BR-BTP-00-ZZ-DR-A-4299_109.1 Boundary Treatment Plan Site 02 for BR-BTP-00-ZZ-DR-A-4299_109.2 Boundary Treatment Plan Site 02
Substitute drawing BR-BTP-00-SP-DR-A-4299_141.1 - Site Plan 02 - Indicating adopted areas for BR-BTP-00-SP-DR-A-4299_141.2 - Site Plan 02 - Indicating adopted areas

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

Mr

First Name

Nick

Surname

Brookman

Reference

Email 10.12.25

Date (must be pre-application submission)

10/12/2025

Details of the pre-application advice received

Following on from our phone calls about this matter I can confirm that you will need to submit a section 73 application to vary the approved drawings given that the development relating to site 2 has moved slightly further west which has necessitated a change to the approved red line location plan.

On the face of it but on a without prejudice basis, it should be a pretty straight forward application and assessment given the lack of complexity involved.

If you could please formally submit the application via the planning portal along with the attachments you previously provided that would be great. You just need to please make sure that all previously approved drawings relating to site 2 are updated to reflect the new location.

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

Bernard Taylor Partnership Limited

Date

12/12/2025