



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	Jape One Business Centre
Address Line 1	Turnpike Close
Address Line 2	
Address Line 3	
Town/city	
Postcode	OL12 6HG

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

Easting (x)	Northing (y)
388471	414966

Description

Existing industrial premises and service yard at Jape One Business Centre, Turnpike Road, Rochdale OL12 6HG

Applicant Details

Name/Company

Title

Owners Representative

First name

Lauren

Surname

Miller

Company Name

Asset and Estates

Address

Address line 1

Asset and Estates

Address line 2

71-75 Shelton Street

Address line 3

Covent Garden

Town/City

London

County

Country

United Kingdom

Postcode

WC2H 9JQ

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Paul

Surname

Clark

Company Name

CJ Partnership

Address

Address line 1

Blue Pit Mill

Address line 2

Queensway

Address line 3

Castleton

Town/City

Rochdale

County

Country

United Kingdom

Postcode

OL11 2YW

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

A variation of condition relating to the following application 15/00272/VRCON , which in itself is a variation of condition of a full planning application 09/D51971.
This application relates to condition 6 which restricts the use solely to the manufacture of rubber products from rubber compounds and for no other purposes.

We are applying to amend this to the general B2 AND B8 use class, referring back to the original use of the building as opened in the 1960's employing approximately 200 people, and also the adjacent unit which is occupied by K Granite for the processing and storage of granite products for household and commercial use.

Reference number

15/00272/VRCON

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

08/07/2015

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

Condition number(s)

6

Has the development already started?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

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

The original occupants have vacated the premises and the applicant is seeking to attract a new tenant, whilst complying with all the other approved conditions.

The existing condition is overtly restrictive and considering the use approved is commercially unviable.

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

We are applying to remove the restriction of the use as detailed in condition 6 to general B2 and B8 class use.

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

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

emails and a site visit with Lauren Miller

Date (must be pre-application submission)

11/02/2026

Details of the pre-application advice received

Discussions to regularise the application 15/00272/VRCON

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

Rochdale

First Name

Paul

Surname

Clark

Declaration Date

23/02/2026

☒ 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

Paul Clark

Date

23/02/2026