



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	1
Suffix	
Property Name	
Address Line 1	Dobfield Road
Address Line 2	
Address Line 3	Rochdale
Town/city	Rochdale
Postcode	OL16 3AW

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

Easting (x)	Northing (y)
391737	413906

Description

Land Adjacent To 1 Dobfield Road, Rochdale, OL16 3AW

Applicant Details

Name/Company

Title

Mr

First name

Armaan

Surname

Chohan

Company Name

PIC Homes

Address

Address line 1

31a Hale Rd

Address line 2

Address line 3

Town/City

Hale

County

Cheshire

Country

Postcode

WA14 2EY

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant 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

M3 4LZ

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

Residential development: erection of 8 dwellings with associated hard and soft landscaping and car parking, following the demolition of existing stables

Reference number

20/01093/FUL

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

03/06/2021

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

Condition number(s)

Condition 2: Approved Plans

Has the development already started?

☒ Yes

☐ No

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

31/12/2022

Has the development been completed?

☒ Yes

☐ No

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

30/09/2025

Condition(s) - Variation/Removal

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

To allow for the installed ASHPs to be reflected on the approved plans. Please see submitted covering letter for further details.

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

Updated approved plans - full condition wording included in the submitted covering letter.

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

On-going

Date (must be pre-application submission)

10/03/2026

Details of the pre-application advice received

On-going discussions have taken place with Majid Mir re. the best approach to regularising the application drawings.

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

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

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

1

Suffix:

Address line 1:

Cotton Hill

Address Line 2:

Town/City:

Postcode:

OL16 3FX

Date notice served (DD/MM/YYYY):

12/03/2026

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

2

Suffix:

Address line 1:

Cotton Hill

Address Line 2:

Town/City:

Rochdale

Postcode:

OL16 3FX

Date notice served (DD/MM/YYYY):

12/03/2026

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

3

Suffix:

Address line 1:

Cotton Hill

Address Line 2:

Town/City:

Rochdale

Postcode:

OL16 3FX

Date notice served (DD/MM/YYYY):

12/03/2026

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

4

Suffix:

Address line 1:

Cotton Hill

Address Line 2:

Town/City:

Rochdale

Postcode:

OL16 3FX

Date notice served (DD/MM/YYYY):

12/03/2026

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

5

Suffix:

Address line 1:

Cotton Hill

Address Line 2:

Town/City:

Rochdale

Postcode:

OL16 3FX

Date notice served (DD/MM/YYYY):

12/03/2026

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

7

Suffix:

Address line 1:

Cotton Hill

Address Line 2:

Town/City:

Rochdale

Postcode:

OL16 3FX

Date notice served (DD/MM/YYYY):

12/03/2026

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

8

Suffix:

Address line 1:

Cotton Hill

Address Line 2:

Town/City:

Rochdale

Postcode:

OL16 3FX

Date notice served (DD/MM/YYYY):

12/03/2026

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

Mrs

First Name

Katie

Surname

Flynn

Declaration Date

12/03/2026

☒ 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

Katie Flynn

Date

13/03/2026