



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 Planning Permission

Town and Country Planning 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

Address Line 1

Queens Drive

Address Line 2

Address Line 3

Town/city

Rochdale

Postcode

OL11 2NP

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

Easting (x)

389300

Northing (y)

411300

Description

Brownfield land to the south of Queens Drive, Kirkholt, postcode OL11 2NP (closest match). See attached Location Plan (dwg no.: 22-042/01)

Applicant Details

Name/Company

Title

Mr

First name

Bob

Surname

Pleasance

Company Name

Mossclare St. Vincent Housing Group Ltd.

Address

Address line 1

Mossclare St. Vincent Housing Group Ltd.

Address line 2

7th Floor, Trafford House

Address line 3

Chester Road

Town/City

Manchester

County

Country

Postcode

M32 0RS

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

07710092115

Secondary number

Fax number

Email address

bob.pleasance@msvhousing.co.uk

Agent Details

Name/Company

Title

Ms

First name

Alison

Surname

Duxbury

Company Name

Triangle Architects

Address

Address line 1

Lower Ground Floor

Address line 2

4 Jordan Street

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M15 4PY

Contact Details

Primary number

01612723500

Secondary number

Fax number

Email address

alison@trianglearchitects.co.uk

Site Area

What is the measurement of the site area? (numeric characters only).

0.39

Unit

Hectares

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Full application for residential development (Use Class C3) for 28no. social residential units, comprising of a 3-storey apartment building of 23no. units, and 5no. 3-storey dwellings, with associated access, car parking and landscaping.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

The site has two current uses - cleared brownfield land of the former temporary Kirkholt Medical Centre and its associated car park to the east, and community gardens land to the west.

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

n/a

Proposed materials and finishes:

White facing brickwork (Michelmersh Polaris, or similar) at low level Red facing brickwork (Michelmersh Lakeland Mix, or similar) at upper levels

Type:

Roof

Existing materials and finishes:

n/a

Proposed materials and finishes:

Anthracite thin profile interlocking roof tiles (Marley Edgemere, or similar)

Type:

Windows

Existing materials and finishes:

n/a

Proposed materials and finishes:

Anthracite uPVC windows (colour RAL 7016) (with vented louvres above to apartment block)

Type:

Doors

Existing materials and finishes:

n/a

Proposed materials and finishes:

Houses: PAS24 compliant composite front door (colour TBC) PAS24 compliant french doors to rear (colour RAL7016) Apartment Block: PAS24 compliant french doors (colour RAL7016)

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Timber knee rails along Queens Drive and along western boundary Metal palisade security fencing to southern and western boundaries

Proposed materials and finishes:

Timber knee rails (0.6m high) along Queens Drive 358 welded mesh security fence (2.0m high) to community gardens boundary Metal fencing (2.1m high) to rear of apartments (southern boundary) Brick walls with metal railings above (1.2m high) to dwellings front boundary Timber fencing (2.1/1.8m high) to dwellings rear gardens

Type:

Vehicle access and hard standing

Existing materials and finishes:

Existing vehicular access off Queens Drive to north-east of site

Proposed materials and finishes:

Existing vehicular access off Queens Drive to north-east of site retained and reconfigured New vehicular access off Queens Drive to north-west of site

Type:

Lighting

Existing materials and finishes:

n/a

Proposed materials and finishes:

Refer to Davies Partnership's dwg no.: 25134-DPL-EX-XX-D-ME-7006 for details of lighting

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

See Triangle Architects' DWG No's.: 22-042_11 (House Block Elevations) & 22-042_12 (Flat Block Elevations) for external material details
See Saville Landscape's DWG No's.: 500-01F (Landscape GA) & 500-03A (Boundary Treatment) for boundary treatment details
See Davies Partnership's DWG No.: 25134-DPL-EX-XX-D-ME-7006 for external lighting details

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☒ Yes

☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☒ Yes

☐ No

Are there any new public roads to be provided within the site?

☐ Yes

☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes

☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes

☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

See Triangle Architect's DWG No.: 22-042_05 (Proposed Site Plan) and Design & Access Statement for details

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☒ Yes

☐ No

Vehicle Type:

Cars

Existing number of spaces:

0

Total proposed (including spaces retained):

27

Difference in spaces:

27

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

23

Difference in spaces:

23

Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes

☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes

☒ No

You may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application.

The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

☐ Yes

☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes

☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes

☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☒ Main sewer
- ☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- ☒ Yes
- ☐ No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

1.68

Please provide the date the onsite pre-development biodiversity value was calculated

20/01/2026

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

Date of issue of report from Ecological consultant.

When was the version of the biodiversity metric used published?

20/01/2026

Please provide the reference or supporting document/plan names for the:

- i. Biodiversity metric calculation
- ii. Onsite irreplaceable habitats (if applicable)
- iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:

Biodiversity metric calculation

Document name/reference:

RHE.4415 Queens Drive, Kirkholt - BNG Assessment 2026 - FINAL

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

☐ Yes

☒ No

Does the development site have irreplaceable habitats (corresponding to the descriptions in [Column 1 of the Schedule in the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations \(2023\)](#)) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

☐ Yes

☒ No

Foul Sewage

Please state how foul sewage is to be disposed of:

☒ Mains sewer

☐ Septic tank

☐ Package treatment plant

☐ Cess pit

☐ Other

☐ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes

☐ No

☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
☐ No

If Yes, please provide details:

Dedicated individual Refuse/Recycling Stores have been provided to the front of each dwelling, and a communal Refuse/Recycling Store has been provided to the rear of the apartment block. See Triangle Architect's DWG No's.: 22-042_05 (Proposed Site Plan) and 22-042_14 (Proposed Bin Store GA Layouts) for details and locations, and Section 12.0 of the Design & Access Statement for further details.

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
☐ No

If Yes, please provide details:

As above.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☒ Yes
☐ No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- ☐ Market Housing
☒ Social, Affordable or Intermediate Rent
☐ Affordable Home Ownership
☐ Starter Homes
☐ Self-build and Custom Build

Social, Affordable or Intermediate Rent

Please specify each type of housing and number of units proposed

Housing Type: Houses 1 Bedroom: 0 2 Bedroom: 0 3 Bedroom: 0 4+ Bedroom: 5 Unknown Bedroom: 0 Total: 5
Housing Type: Flats / Maisonettes 1 Bedroom: 23 2 Bedroom: 0 3 Bedroom: 0 4+ Bedroom: 0 Unknown Bedroom: 0 Total: 23

Proposed Social, Affordable or Intermediate Rent Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	23	0	0	5	0	28

Existing

Please select the housing categories for any existing units on the site

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Totals

Total proposed residential units

28

Total existing residential units

0

Total net gain or loss of residential units

28

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

☐ Yes

☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes

☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes

☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes

☒ No

Is the proposal for a waste management development?

☐ Yes

☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

☐ Yes

☒ No

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

Ryan

Surname

Killeen

Reference

PREAPP/00078/24

Date (must be pre-application submission)

23/08/2024

Details of the pre-application advice received

1. July 2024 - Formal Pre-App Advice Application lodged with Rochdale MBC.
2. August 2024 - Formal Pre-App Meeting held with Rochdale Planning.
3. September 2024 - Updated scheme layouts issued to Rochdale Planning for review.
4. December / April 2024 - On-site meetings held with Rochdale Planning amongst other stakeholders.
5. Advice sought from various departments including Planning, Waste Management, etc. throughout process.
See Section 3.0 of Design & Access Statement for further details and information.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ 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

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:

Estates Department, Rochdale Metropolitan Borough Council

House name:**Number:****Suffix:****Address line 1:**

Floor 3, Number One Riverside

Address Line 2:

Smith Street

Town/City:

Rochdale

Postcode:

OL16 1XU

Date notice served (DD/MM/YYYY):

03/02/2026

Person Family Name:

Person Role

- ☐ The Applicant
☒ The Agent

Title

Ms

First Name

Alison

Surname

Duxbury

Declaration Date

03/02/2026

☒ Declaration made**Declaration**

I/We hereby apply for Full planning permission 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

Triangle Architects

Date

03/02/2026