



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 Off
Address Line 1	Greenhill Road / Smethurst Street
Address Line 2	
Address Line 3	
Town/city	Middleton
Postcode	M24 2BB

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

Easting (x)	Northing (y)
388617	405197

Description

Applicant Details

Name/Company

Title

Mr

First name

Jon

Surname

Walker

Company Name

Walker Homes

Address

Address line 1

35 Joshua House

Address line 2

Joshua Lane

Address line 3

Town/City

Middleton

County

Country

United Kingdom

Postcode

M24 2AY

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

BL9 0DR

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 for the erection of 24 dwellings following demolition of existing outbuildings.

Reference number

23/01162/FUL

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

27/09/2024

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

Condition number(s)

2

Has the development already started?

☒ Yes

☐ No

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

05/01/2026

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

We wish to amend the drawings as the following amendments have been made:

- Fences gates & footpath slightly changes in order to collect bins from new access road rather than using alleyway on the back, to contractor request
- Footpaths updated to match building regulations drawings
- Indicated retaining wall to contractor design
- Plot 1-2 slightly moved to improve driveway
- Plot 13-14 slightly moved to suit access to wildflower area
- Indicative trees updated to suit site ground work and underground services to contractor request .
- Type B house: ground floor WC moved to the rear, front and rear elevations updated accordingly to contractor request
- Canopy updated to client request
- Updated to solid front door to suit SAP calculation

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

We wish to include the following revised drawings in Condition No 2:

R-0836-PL09 Rev H - Proposed Site Plan

R-0836-PL15 RevE - Proposed Plans & Elevations House Plot1

R-0836-PL16 RevE - Proposed Plans & Elevations House Plot2

R-0836-PL17 RevD - Proposed Plans & Elevations House Plot3

R-0836-PL18 RevD - Proposed Plans & Elevations House Plot4

R-0836-PL19 RevD - Proposed Plans & Elevations House Plot5

R-0836-PL20 RevD - Proposed Plans & Elevations House Plot6

R-0836-PL21 RevD - Proposed Plans & Elevations House Plot7

R-0836-PL22 RevD - Proposed Plans & Elevations House Plot8

R-0836-PL23 RevD - Proposed Plans & Elevations House Plot9

R-0836-PL24 RevD - Proposed Plans & Elevations House Plot10

R-0836-PL25 RevD - Proposed Plans & Elevations House Plot11

R-0836-PL26 RevD - Proposed Plans & Elevations House Plot12

R-0836-PL27 RevD - Proposed Plans & Elevations House Plot13

R-0836-PL28 RevD - Proposed Plans & Elevations House Plot14

R-0836-PL29 RevD - Proposed Plans & Elevations House Plot15

R-0836-PL30 RevD - Proposed Plans & Elevations House Plot16

R-0836-PL31 RevD - Proposed Plans & Elevations House Plot17

R-0836-PL32 RevD - Proposed Plans & Elevations House Plot18

R-0836-PL33 RevD - Proposed Plans & Elevations House Plot19

R-0836-PL34 RevD - Proposed Plans & Elevations House Plot20

R-0836-PL35 RevD - Proposed Plans & Elevations House Plot21

R-0836-PL36 RevD - Proposed Plans & Elevations House Plot22

R-0836-PL37 RevD - Proposed Plans & Elevations House Plot23

R-0836-PL38 RevD - Proposed Plans & Elevations House Plot24

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

Mr

First Name

Richard

Surname

Fletcher

Declaration Date

20/03/2026

☒ 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

Richard Shuttleworth

Date

20/03/2026