



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 Approval of Details Reserved by Condition

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	Castle Inn
Address Line 1	Manchester Road
Address Line 2	
Address Line 3	Rochdale
Town/city	Rochdale
Postcode	OL11 4HY

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

Easting (x)	Northing (y)
389214	412748
Description	

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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

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

Change of use and conversion of the former Castle Inn pub into 8no. dwellings (Class C3b use), including ancillary office space to the lower ground floor - providing facilities to support the function of the supported housing. Application includes alterations to the fenestration, external wall finish to rear elevations (following demolition of the existing WC Block), and new doors / windows.

Reference number

24/00276/FUL

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

26/06/2024

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

Condition number(s)

4 and 5

Has the development already started?

☒ Yes

☐ No

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

06/01/2025

Has the development been completed?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 4:

4820 (rev C02) Window Schedule - Sheet 1

4821 (rev C05) Window Schedule - Sheet 2

4822 (rev C05) External Door Schedule

4852 (rev C03) Type 3 Cellar Windows W03, W04 & W05

Condition 5:

4112 (rev C03) Proposed Ground Floor Plan

4201 (rev C04) Proposed Elevations

Condition 5 - Reclaimed Brick Photo (PDF doc)

Existing Photos - Elevations 3 and 4 (PDF doc)

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

N/A

Date (must be pre-application submission)

29/05/2025

Details of the pre-application advice received

Agreement in principal of proposed details and finishes, including clarity over overarching expectations.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

05/06/2025