



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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Alan

Surname

Wallace

Company Name

Applegreen North Limited

Address

Address line 1

Clyde Offices

Address line 2

2nd Floor

Address line 3

48 West George St

Town/City

Glasgow

County

Country

Postcode

G2 1BP

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

Mr

First name

Sean

Surname

Monaghan

Company Name

MOJO Architecture

Address

Address line 1

Waterside Business Center - Suite 6

Address line 2

Leigh

Address line 3

Town/City

Manchester

County

Country

Postcode

WN7 4DB

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

Proposed development comprising 8 no. residential dwellings together with associated access, parking and landscaping

Reference number

16/00697/FUL

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

08/11/2022

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

Condition number(s)

Minor material amendment of planning permission 16/00697/FUL (Proposed development comprising 8 no. residential dwellings together with associated access, parking and landscaping) to amend the house levels and roof; and introduce low carbon technologies

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

This planning amendment seeks to amend the levels of the houses whilst still considering the impact of flooding on the site, and to amend the pitch of the roofs to accommodate solar panels in an efficient manner which along with the introduction of domestic wind turbines will result in higher yield of sustainable energy for the new houses.

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

Drawings to be substituted:

AL-003 Rev. K - Proposed Site Plan - substituted with 23035-MOJO-01-ZZ-DR-A-PL0003-P01-S3_Proposed Site Layout Plan

AL-004 Rev. E - Boundary Treatment Plan - substituted with 23035-MOJO-01-ZZ-DR-A-PL0003-P01-S3_Proposed Site Layout Plan

PL-01 A - Proposed Floor Plans and Elevations - substituted with 23035-MOJO-01-ZZ-DR-A-PL1001-P01-S3_Proposed GA Plans and
23035-MOJO-01-ZZ-DR-A-PL1002-P01-S3_Proposed Elevations

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

Date (must be pre-application submission)

17/10/2023

Details of the pre-application advice received

"The changes you are describing would likely require a minor material amendment application where we would consult with the EA to confirm the suitability of the proposals in terms of flood risk – Notwithstanding the submission of a formal application with a full suite of plans, in principle there does not appear to be many concerns with the changes you are proposing, however the purpose of the honeycomb brick bond was to ensure that the development did not contribute to flooding downstream."

Certificates under Article 14 - Town and Country Planning (Development Management Procedure)
(England) Order 2015 (as amended)

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?

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

- ## 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**

Owner/Agricultural Tenant

[illegible]

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Surname

Monaghan

Declaration Date

01/12/2023

☒ 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

Sean Monaghan

Date

2023/12/01