



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

Jamie

Surname

Smith

Company Name

First Choice Homes Oldham

Address

Address line 1

22 Union Street

Address line 2

Address line 3

Town/City

Oldham

County

Country

United Kingdom

Postcode

OL1 1BE

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Jordan

Surname

Taylor Moore

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

***** 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 (Use Class C3) comprising 14 residential units with associated access, car parking and landscaping following demolition of existing building

Reference number

21/01083/FUL

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

10/05/2023

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

Condition number(s)

Condition 2
Condition 7
Condition 8
Condition 9
Condition 10
Condition 11
Condition 12

Has the development already started?

☒ Yes
☐ No

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

04/01/2024

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 are requesting drawing references are updated within the list of approved drawings to capture any changes to the development boundary walls & external works, and that any conditions which reference specific drawings submitted with the original application are also updated to reflect the latest revision of any drawings submitted with this S73 amendment application.

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

Please refer to cover letter enclosed with application. Summary also provided below:

Condition 2 (list of approved drawings) - List of approved drawings to be updated with revised drawings as below:

1. Demolition Plan - Drawing no. 03 – replaced with drawing: "03A - Demolition Plan".
2. Proposed Site Plan - Drawing no. 04 Revision C - replaced with drawing: "04E - Proposed Site Plan"
3. Bin Store Details - Drawing no. 19 Revision A – replaced with drawing: "19B - Bin Store Detail"
4. Boundary Treatment Details - Drawing no. 20 - replaced with drawing: "20B - Boundary Treatment Details"
5. Party Wall Sections Sheet 1 - Drawing no. NW149/02/1020.1 Revision C - replaced with drawing: "NW149-02-1020.1 revision F"
6. Party Wall Sections Sheet 2 - Drawing no. NW149/02/1020.2 Revision C - replaced with drawing: "NW149-02-1020.2 revision F"
7. Party Wall Sections Sheet 3 - Drawing no. NW149/02/1020.3 Revision C - replaced with drawing: "NW149-02-1020.3 revision E"
8. Party Wall Sections Sheet 4 - Drawing no. NW149/02/1020.4 Revision C – replaced with drawing: "NW149-02-1020.4 revision E"
9. Typical Retaining Wall Details - Drawing no. NW149/02/1015 Revision B – replaced with drawing: "NW149-02-1500 Revision C"
10. Drainage Layout - Drawing no. NW149-02-03 Revision D - replaced with drawing: "NW149-02-03 Revision K"
11. External Works Layout - Drawing no. 149/02/08 Revision D – to be replaced with drawing: "NW149-02-08 Revision K".
12. Surfacing and Kerbing Layout - Drawing no. 149/02/02 Revision C – to be replaced with drawing: "NW149-02-02 Revision F"
13. Highway Retaining Wall Details - Drawing no. NW149/02/1010 Revision B – TO BE REMOVED as existing highway retaining wall proposed to be retained.
14. Section 278 Layout - Drawing no. 149/02/10 Revision B – to be replaced with drawing: "149/02/10 Revision D"

Condition 7 (Levels) -Drawing numbering to be amended to reflect changes to condition 2 (above)

Condition 8 (Boundary Treatments) - Drawing references to be updated to reflect Condition 2 list of retaining wall drawings, and references to drawing NW149/02/1010 Rev B (highway Retaining Wall Details) omitted.

Condition 9 (Retaining Wall Details adjacent 2 Bridgenorth Drive) - Drawing references to be updated as Condition 2 list of retaining wall drawings.

Condition 10 - Condition wording to be amended to include for submitted Landscape & External Works drawing: Landscape Proposals drawing 453.01. Revision G.

Condition 11 (Parking & Cycle Store)-Drawing references to be updated for drawing Site Plan 04 revision E.

Condition 12 (Bin Store)-Drawing references to be updated for drawing Site Plan 04 revision E.

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

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

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant: ***** REDACTED ***** House name: First Place Number: 22 Suffix: Address line 1: Union Street Address Line 2: Town/City: Oldham Postcode: OL1 1BE Date notice served (DD/MM/YYYY): 06/03/2025 Person Family Name:

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

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First Name

Jordan

Surname

Taylor Moore

Declaration Date

06/03/2025

☒ 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

Triangle Architects

Date

31/03/2025