



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

Land Off

Address Line 1

Damson Green / Baytree Lane

Address Line 2

Address Line 3

Town/city

Middleton

Postcode

M24 2UL

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

Easting (x)

388557

Northing (y)

406017

Description

Applicant Details

Name/Company

Title

Mr

First name

Alan

Surname

Castle

Company Name

J Walker Homes Ltd

Address

Address line 1

35 Joshua House

Address line 2

Joshua Lane

Address line 3

Town/City

Middleton

County

Country

Postcode

M24 2AY

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

Richard

Surname

Shuttleworth

Company Name

Equilibrium Architects Ltd

Address

Address line 1

3 Manchester Road

Address line 2

Address line 3

Town/City

Bury

County

Country

United Kingdom

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

Section 73 application to vary condition 2 (Approved Plans) and 3 (Affordable Housing Statement) of planning permission 24/00306/FUL (Construction of five new three bedroomed residential dwellings with associated car parking and landscaping works) to amend the approved documents/drawings and make external alterations to the dwellings including alterations to fenestration, removal of recess on the entrance doors, and minor changes to the footprint, position and ridge/ eaves height of the dwellings

Reference number

24/01006/VRCON

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

08/04/2025

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

Condition number(s)

5

Has the development already started?

☒ Yes

☐ No

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

30/09/2024

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

Please see attached results and analysis against the criteria (Risk Assessment) prepared by GeoAssist Ltd who confirm that the soils tested meet the criteria as listed for Residential Gardens with home grown produce.

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

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

Richard Shuttleworth

Date

12/08/2025