ROCHDALE METROPOLITAN BOROUGH COUNCIL

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 a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2015

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.

1. Site Address

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)	389338
Northing (y)	411418

Description

Land to the south east of nos. 238 - 242 Queensway

2. Applicant Details

Title	Ms
First name	Nicola
Surname	Rogers
Company name	Rochdale Borough Council
Address line 1	Floor 3, Number One Riverside
Address line 2	Smith Street
Address line 3	
Town/city	Rochdale

2. Applicant Details

Country	
Postcode	OL16 1XU
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ◉ Yes ○ No

3. Agent Details

Title	Mr
First name	Matthew
Surname	Maule
Company name	TfGM
Address line 1	2 Piccadilly Place
Address line 2	
Address line 3	
Town/city	Manchester
Country	
Postcode	M1 3BG
Primary number	01612441543
Secondary number	
Fax number	
Email	matthew.maule@tfgm.com

4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations? ◉ Yes ○ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

The proposal is to instal a new air quality monitoring station on the grass verge to the south east of nos. 238 - 242 Queensway. Further details of the proposals are provided in the statement submitted to support the application.

Does the proposal consist of, or include, a change of use of the land or building(s)? ○ Yes ◉ No

Has the proposal been started? ○ Yes ◉ No

5. Grounds for Application

Information about the existing use(s)

5. Grounds for Application

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The proposed monitoring station would be sited on a grass verge that forms part of the adopted highway.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

A statement setting out the nature of the proposals and the reasons why it is believed that a Lawful Development Certificate should be granted is set out in a supporting statement which accompanies this application.

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

Is the proposed operation or use

◉ Permanent ○ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Please see supporting statement. It is believed that the proposed development is permitted development under Schedule 2, Part 12 of the Town and Country Planning (General Permitted Development) (England) Order 2015

6. 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

7. 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	Ms
First name	Alison
Surname	Truman
Reference	

Date (Must be pre-application submission)

Details of the pre-application advice received

Informal advice sought in relation to the installation of an air quality monitoring station at an alternative location on Queensway. Advice received was that from the information provided it would appear that a monitoring station in this alternative location would constitute permitted development by virtue of Part 12 of the GPDO.

8. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

8. Authority Employee/Member

It is an important principle of decision-making that the process is open and transparent. ◉ Yes ○ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

If yes, please provide details of their name, role, and how they are related:

The proposed monitoring station would be owned and operated by Rochdale Borough Council and the applicant is an Environmental Health Officer employed by the Council.

9. Interest in the Land

Please state the applicant's interest in the land

- ○ Owner
- ○ Lessee
- ○ Occupier
- ◉ Other

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

The land is adopted highway. Rochdale Borough Council is the relevant highway authority.

Have they been informed of the application? ○ Yes ○ No

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form 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. ☑

Date (cannot be pre-application) 04/04/2019