



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 Planning Permission

Town and Country Planning 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)

390983

415245

Description

Retrofit of 33No. existing 2 storey houses in Smallbridge Estate in Rochdale. Works are proposed to cover properties on 3 different roads.

Buckley View:

87, 91, 92, 95, 96, 98 Buckley View OL12 9EB

Nos. 102, 103, 111, 112, 113 Buckley View OL12 9DZ

Louise Close:

2, 8, 13, 14, 17 Louise Close OL12 9RX

Louise Gardens:

21, 22, 24, 31, 34, 36, 37, 38, 39 Louise Gardens OL12 9RY

41, 42, 43, 64, 66, 69, 70 Louise Gardens OL12 9RZ

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

OL16 2UP

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

Ms

First name

Victoria

Surname

Adegoke

Company Name

Address

Address line 1

6

Address line 2

St Petersgate

Address line 3

Town/City

Stockport

County

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

Dwellings

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Existing cross wall construction, with brick gables and party walls. Stenni Panel cladding to front and timber cladding to rear

Proposed materials and finishes:

Brick slip cladding over external wall insulation to ground level Timber effect fibre cement boards over external wall insulation to upper level
Thin coat silicone render as front door feature to ground level

Type:

Roof

Existing materials and finishes:

Existing profiled concrete interlocking roof tiles.

Proposed materials and finishes:

Marley Double Roman Roof tiles. Colour - smooth grey.

Type:

Doors

Existing materials and finishes:

Existing UPVC doors front and rear - colours vary across site

Proposed materials and finishes:

Composite doorset to SBD standards. Colour - Black to front and rear.

Type:

Windows

Existing materials and finishes:

Existing white UPVC

Proposed materials and finishes:

Proposed black UPVC

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

221316 01 P3 Location Plan
 221316 02 P3 Existing Typical Elevations and Plans - Type A1 (No. 34 Louise Gardens)
 221316 03 P3 Existing Typical Elevations and Plans – Type A.1 (No. 92 Buckley View)
 221316 04 P3 Existing Typical Elevations and Plans – Type A.3 (No. 13 Louise Close)
 221316 05 P2 Existing Typical Elevations and Plans – Type A.2 (No. 102 Buckley View)
 221316 06 P1 Existing Typical Elevations and Plans – Type A.4 (No. 8 Louise Close)
 221316 07 P1 Existing Typical Elevations and Plans – Type B (No. 95 Buckley View)
 221316 08 P2 Existing Site Plan – Louise Close
 221316 09 P2 Existing Site Plan – Louise Gardens
 221316 10 P2 Existing Site Plan – Buckley View
 221316 11 P2 Existing Typical External Store
 221316 12 P2 Existing Boundary Treatments
 221316 13 P2 Existing Elevations No.1-11 Louise Close
 221316 14 P2 Existing Elevations No.12-23 Louise Close
 221316 15 P2 Existing Elevations No.24-45 Louise Gardens
 221316 16 P2 Existing Elevations No.63-74 Louise Gardens
 221316 17 P2 Existing Elevations No.87-101 Buckley View
 221316 18 P2 Existing Elevations No.102-115 Buckley View

221316 20 P3 Proposed Typical Elevations and Plans - Type A1 (No. 34 Louise Gardens)
 221316 21 P3 Proposed Typical Elevations and Plans – Type A.1 (No. 92 Buckley View)
 221316 22 P3 Proposed Typical Elevations and Plans – Type A.3 (No. 13 Louise Close)
 221316 23 P3 Proposed Typical Elevations and Plans – Type A.2 (No. 102 Buckley View)
 221316 24 P3 Proposed Typical Elevations and Plans – Type A.4 (No. 8 Louise Close)
 221316 25 P3 Proposed Typical Elevations and Plans – Type B (No. 95 Buckley View)
 221316 27 P2 Louise Close Elevations
 221316 28 P2 Louise Gardens Elevations
 221316 29 P2 Buckley View Elevations
 221316 30 P2 Proposed Boundary Treatment & Site Plan – Louise Close
 221316 31 P2 Proposed Site Plan – Louise Gardens
 221316 32 P3 Proposed Site Plan – Buckley View
 221316 33 P1 Proposed Elevations No.1-11 Louise Close
 221316 34 P1 Proposed Elevations No.12-23 Louise Close
 221316 35 P1 Proposed Elevations No.24-45 Louise Gardens
 221316 36 P1 Proposed Elevations No.63-74 Louise Gardens
 221316 37 P1 Proposed Elevations No.87-101 Buckley View
 221316 38 P1 Proposed Elevations No.102-115 Buckley View
 221316 Materials Schedule
 221316 Design and Access statement

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☐ Yes
☒ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☒ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
☒ No
☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
☐ No

If Yes, please provide details:

Bin storage areas to remain as existing.

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
☐ No

If Yes, please provide details:

Separate bins for waste and recycling as Local Authority standard provision

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☐ Yes
☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

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

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

It is an important principle of decision-making that the process is open and transparent.

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?

- ☐ Yes
☒ No

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

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
☒ The Agent

Title

Ms

First Name

Victoria

Surname

Adegoke

Declaration Date

25/11/2022

☒ Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and 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 persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Victoria Adegoke

Date

25/11/2022