



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

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

First name

Hamza

Surname

Shakoor

Company Name

Address

Address line 1

18 Nansen Road

Address line 2

Gatley

Address line 3

Town/City

Stockport

County

Country

Postcode

SK8 4JL

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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

Please see below description of the proposal, as taken from the decision letter:

Conversion of existing building to 14 apartments with associated cycling and refuse stores, at Waterside House, Water Street, Rochdale, OL16 1TL (Grade II Listed Building).

Please note that this Discharge of Conditions is to be read in conjunction with the S73 application (Ref: PP-12408743) and a new LBC application (Ref: PP-12409073). These applications propose minor amendments to the previously approved 19/01468/FUL & 20/00601/LBC, alongside provision of additional detailed information.

Reference number

This application is in relation to the remaining conditions associated with 20/00601/LBC.

Please note that this Discharge of Conditions is to be read in conjunction with the S73 application (Ref: PP-12408743) and a new LBC application (Ref: PP-12409073). These applications propose minor amendments to the previously approved 19/01468/FUL & 20/00601/LBC, alongside provision of additional detailed information.

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

25/05/2021

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

Condition number(s)

Condition 3 - Notwithstanding condition 2, no works to the external walls of the building shall take place until full works methodologies for their repair including detailed specifications for repointing/repair works have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details thereafter

Condition 4 - Notwithstanding condition 2, no works shall take place on the gates, internal doors, internal walls, stud walls, or columns until full details, work methodologies and product specifications for these works, including detailed cross sections and elevation drawings for the gates and stud walls have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details thereafter.

Has the development already started?

☐ 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

A list of the submitted items is attached in the form of a Drawing Schedule.

Drawings and Schedules are being submitted to provide detail on the remaining conditions associated with 19/01468/FUL and 20/00601/LBC as below:

Condition 3 - Notwithstanding condition 2, no works to the external walls of the building shall take place until full works methodologies for their repair including detailed specifications for repointing/repair works have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details thereafter

Condition 4 - Notwithstanding condition 2, no works shall take place on the gates, internal doors, internal walls, stud walls, or columns until full details, work methodologies and product specifications for these works, including detailed cross sections and elevation drawings for the gates and stud walls have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details thereafter.

Please note that this Discharge of Conditions is to be read in conjunction with the S73 application (Ref: PP-12408743) and a new LBC application (Ref: PP-12409073). These applications propose minor amendments to the previously approved 19/01468/FUL & 20/00601/LBC, alongside provision of additional detailed information.

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

If Other has been selected, please provide contact details:

Title

**** REDACTED ****

First name

**** REDACTED ****

Surname

**** REDACTED ****

Phone Number

***** REDACTED *****

Email

***** REDACTED *****

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

19/01468/FUL

Date (must be pre-application submission)

03/08/2023

Details of the pre-application advice received

The Client has been advised by Mr. Atkinson-Smith, Senior Project Officer (Heritage) at the Rochdale Development Agency, to submit the relevant applications as soon as possible, to include a Discharge Planning Conditions/ Section 73/ Listed Buildings Consent. He has regular board meetings and gives his colleagues updates on this project as it is located in the area designated on the Historic England Heritage at Risk Register. Mr. Atkinson-Smith is contactable at the following email address: MATkinson-Smith@investinrochdale.co.uk

Please note that the following applications are linked to this advice: Discharge of Conditions (Ref: PP-12403734), S73 application (Ref: PP-12408743) and a new LBC application (Ref: PP-12409073).

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

Katie Harries

Date

30/08/2023

Amendments Summary

The revised version makes note of the 3no. associated applications lodged.

(Discharge of Conditions (Ref: PP-12403734), S73 application (Ref: PP-12408743) and a new LBC application (Ref: PP-12409073)).

Please contact the agent with any queries on the lodged information.