



# 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 to determine if prior approval is required for a proposed: Demolition of Buildings

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B

## 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

95

Suffix

Property Name

Address Line 1

Marland Fold

Address Line 2

Address Line 3

Rochdale

Town/city

Rochdale

Postcode

OL11 4RF

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

Easting (x)

387974

Northing (y)

412108

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Richard

Surname

Hagan

Company Name

### Address

Address line 1

95 Marland Fold

Address line 2

Address line 3

Town/City

Rochdale

County

Rochdale

Country

Postcode

OL11 4RF

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

Barry

Surname

Murphy

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 \*\*\*\*\*

## Proposed Demolition Works

Please describe the building(s) to be demolished

The existing site contains a detached 1 and ½ storey bungalow in a residential area on the northern side of Marland Fold, Rochdale.

Please state the reasons why demolition needs to take place

A structural site condition report on the existing dwelling was carried out by Alvin Loh Consulting Engineers. It concluded that the property is 'subject to significant modifications and bad workmanship and in many areas showed signs of danger and risk'. The report concludes that there are non-salvageable areas and recommends 'demolition of the whole house to the ground'. Re-construction of the dwelling is considered to be the only way to achieve the client's objectives, while ensuring safety during construction and to the end users. Rochdale Building Control and Contractors have also inspected the property and deemed the existing structure to be in an unsafe condition, with numerous issues being both unsafe and non-compliant with relevant Building Regulations.

Please describe the proposed method of demolition

See demolition method statement by H.Bell & Sons.

How and where would spoil/rubble be disposed of?

See demolition method statement by H.Bell & Sons.

Please provide details of the proposed restoration of the site

See submitted drawing 24-045-TRI-ZZ-ZZ-DR-A-3002-P01 Site Restoration Plan Post-Demolition.

When do you expect the works to commence (date must be post application submission)?

25/11/2025

When do you expect the works to be completed (date must be post application submission)?

19/12/2025

Are there any public Rights of Way within the site or immediately adjoining the site?

☐ Yes

☒ No

Is redevelopment or rebuilding proposed at a later date?

- ☒ Yes  
☐ No

Does the proposal involve the felling or pruning of any tree(s)?

- ☐ 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

**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 \*\*\*\*\*

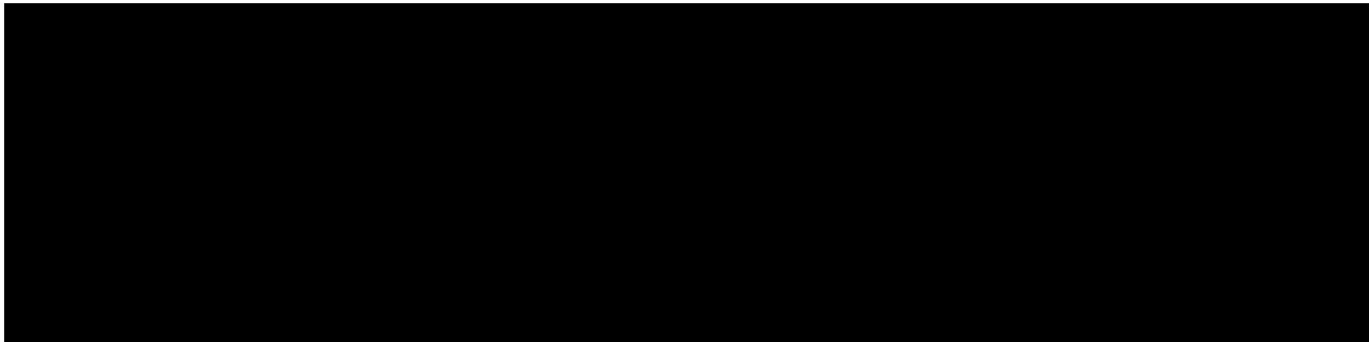
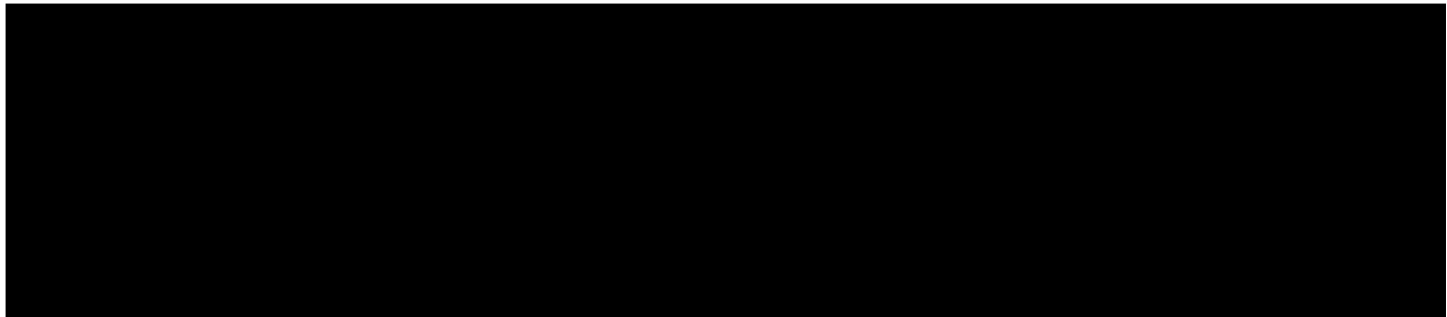
Reference

\*\*\*\*\* REDACTED \*\*\*\*\*

Date (must be pre-application submission)

10/10/2025

Details of the pre-application advice received



## Declaration

I/We hereby apply for Prior Approval: Demolition of building 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

23/10/2025