ROCHDALE 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 removal or variation of a condition following grant of planning permission. Town and Country Planning Act 1990. Planning (Listed Buildings and Conservation Areas) Act 1990

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	87-89
Address line 1	Yorkshire Street
Address line 2	
Address line 3	
Town/city	Rochdale
Postcode	OL16 1DW

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

Easting (x)	389779
Northing (y)	413643

Description

2. Applicant Details

Title	Mr
First name	TARIQ
Surname	PARVEZ
Company name	Paradise Fruit & Veg Ltd
Address line 1	c/o 10 Bittern Close
Address line 2	
Address line 3	
Town/city	Rochdale

2. Applicant Details

Country	
Postcode	OL11 5QX

Are you an agent acting on behalf of the applicant? (●) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Ray
Surname	Booth
Company name	
Address line 1	10 Downham Ave
Address line 2	
Address line 3	
Town/city	Rossendale
Country	
Postcode	BB4 8JY
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Change of use of upper floors from Retail (Use class A1) to 4no' Flats (Use class C3) together with alterations to include the installation of a new entrances from the side elevation, replacement windows and installation of a door and window to existing rear two storey extension and installation of access lift to rear.

Reference number

18/00940/FUL

Date of decision (date must be pre-application submission)	22/09/2020

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

Condition number(s)

Condition 2 - The development hereby approved shall be carried out in accordance with the drawings and details hereby approved before any of the apartments hereby approved are first brought into use and retained thereafter:

4. Description of the Proposal

- Approved Plans and elevations 1813/TP/02 Rev G

Has the development already started? (●) Yes ( ) No

If Yes, please state when the development was started (date must be pre-application submission): 05/10/2020

Has the development been completed? ( ) Yes (●) No

5. Condition(s) - Removal/Variation

Please state why you wish the condition(s) to be removed or changed

The cost and maintenance of the Optimum Platform Lift is extortionately expensive and the applicant is concerned that it will only be used once a week by 4no tenants to remove household waste down to the bins in the rear yard. The HSE have also advised him that the lift would require a phone and that it would require a 24/7 monitoring contract should anybody unfortunately get stuck in it, which again is extremely expensive The lift manufacturer also questioned why a lift should be installed instead of a secondary staircase as it is only for one storey.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

The applicant wishes condition 2 to be varied by installing an external metal spiral staircase with a canopy over, from the first floor down to the yard area. This would be a suitable and safe alternative which would be more economic to fabricate, install and maintain properly.

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

8. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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	Mr
First name	TARIQ
Surname	PARVEZ
Declaration date (DD/MM/YYYY)	17/12/2020

8. Ownership Certificates and Agricultural Land Declaration

☑ Declaration made

9. Declaration

I/we hereby apply for planning permission/consent 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)	17/12/2020