



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

Rhodes House North Manchester Golf Club

Address Line 1

Manchester Old Road

Address Line 2

Address Line 3

Rochdale

Town/city

Middleton

Postcode

M24 4PE

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

Easting (x)

385825

Northing (y)

405554

Description

Applicant Details

Name/Company

Title

Mr

First name

Simon

Surname

Jones

Company Name

Duchy Homes Limited

Address

Address line 1

3125 Century Way

Address line 2

Thorpe Park

Address line 3

Town/City

Leeds

County

Yorkshire

Country

England

Postcode

LS15 8ZB

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

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

Reference number

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

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

Condition number(s)

Has the development already started?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☒ Yes
☐ No

If Yes, please indicate which part of the condition your application relates to

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 3 - Phasing Plan
Condition 4 - AIA
Condition 5 - CEMP
Condition 6 - UU Safe Working Guide
Condition 7 - Bat Report
Condition 8 - Badger Report
Condition 9 - GCN Report
Condition 10 - Invasive Species Method Statement
Condition 11 - Site Investigation Report
Condition 12 - Drainage
Condition 13 - Levels
Condition 18 - Materials - Site Layout
Condition 19 - House Type Drawings
Condition 20 - Window Details
Condition 22 - Boundary Treatments - Site Layout
Condition 23 - Biodiversity Enhancement Report
Condition 24 - Landscaping Details

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

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

Simon Jones

Date

19/06/2025