



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

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

Mr

First name

Andrew

Surname

Bayley

Company Name

Poole Dick Associates

Address

Address line 1

Unit C1

Address line 2

Waterfold Business Park

Address line 3

Town/City

Bury

County

Lancashire

Country

Greater Manchester

Postcode

BL9 7BR

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Andrew

Surname

Bayley

Company Name

Poole Dick Associates

Address

Address line 1

Unit C1

Address line 2

Waterfold Business Park

Address line 3

Bury BL9 7BR

Town/City

Heywood

County

Greater Manchester

Country

United Kingdom

Postcode

BL9 7BR

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Proposed Demolition Works

Please describe the building(s) to be demolished

The proposal is to demolish 6 blocks:
417-444 Vaynor, Rochdale OL12 6QZ
401-416 Ullesthorp, Rochdale OL12 6RA
265-276 Ollerton, Rochdale, OL12 6RH
233-264 Newstead, Rochdale OL12 6RQ
349-360 Romsey, Rochdale OL12 6RF
321-348 Quinton, Rochdale OL12 6RE

Please state the reasons why demolition needs to take place

To prepare the site for a major residential redevelopment. The blocks are all empty and attracting anti-social behaviour.

Please describe the proposed method of demolition

The buildings will be demolished by machine and hand.

How and where would spoil/rubble be disposed of?

All demolition material will be removed from site and where ever possible re-used or disposed off at licenced tips.

Please provide details of the proposed restoration of the site

The site will be topsoiled and seeded and will be maintained by Rochdale Boroughwide Housing. The cleared site will be denoted by a new timber post and knee rail fence.

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

02/06/2025

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

31/12/2025

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

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

Andrew Bayley

Date

21/03/2025