



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

26

Suffix

Property Name

Address Line 1

Falcon Close

Address Line 2

Address Line 3

Rochdale

Town/city

Rochdale

Postcode

OL12 7RY

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

Easting (x)

385950

Northing (y)

414848

Description

Applicant Details

Name/Company

Title

Mr

First name

Surname

Browne

Company Name

Fairway Bulking and Remedial Contractors Ltd

Address

Address line 1

Land to the Side of 26 Falcon Close

Address line 2

Address line 3

Town/City

Rochdale

County

Greater Manchester

Country

United Kingdom

Postcode

OL12 7RY

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

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

Erection of 2 detached dwellings following demolition of existing garage, including alterations to site access and associated boundary treatments

Reference number

24/00759/FUL

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

05/12/2025

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

Condition number(s)

3, 4, 5, 7, 8 and 11

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 Supporting Letter dated 13th March 2025 is being submitting alongside this Discharge of Condition Application. This will provide details of the information submitted and why they are acceptable to approve the details reserved by the relevant condition. However, in summary, the following has been submitted in addition to this Supporting Letter:

- Drawing no. AMA/22833/DS/001 Revision 3 (Drainage Plan)
- Drawing no. AMA/22833/DS/002 Revision P1 (Private Drainage Details Sheet 1)
- Drawing no. AMA/22833/DS/003 Revision P1 (Private Drainage Details Sheet 2)
- Percolation Test Report by Andrew Moseley Associates dated March 2025 (reference no. 22833)
- Geo-Environmental Audit (Revision 0) by TJ Booth Associates dated January 2025
- Drawing no. 24-10663__30 Revision 0 (West House – Visibility Splay)
- Drawing no. 24-10663__31 Revision 0 (East House – Visibility Splay)
- Drawing no. 24-10663__32 Revision 0 (Door and Window Details)
- Drawing no. 165565/8001 Revision A (Detailed Landscape Hardworks and Softworks Plan)
- Drawing no. 24-10663__34 Revision 0 (Proposed Boundary Treatments Site Plan and 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

Sophie Cattlin

Date

14/03/2025

