



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 or Listed Building Consent

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

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

Various locations within Littleborough, between grid coordinates SD93341609 and SD93651620 at Riverstone Bridge; at SD9341614 (Charles Street); SD93591621 (Peel Street); SD94011653 (Foam Converters); SD94051682 (Lower Town House Brook); SD93651717 (Carriage Drive); SD94451750 (Gale West); and SD94601753 (Gale East).

Applicant Details

Name/Company

Title

Mr

First name

Alan

Surname

Reid

Company Name

Environment Agency

Address

Address line 1

Richard Fairclough House

Address line 2

Knutsford Road

Address line 3

Town/City

Warrington

County

Country

United Kingdom

Postcode

WA4 1HT

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

United Kingdom

Postcode

CH4 0DH

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

Rochdale and Littleborough Flood Risk Management Scheme Phase 1A
- Littleborough comprising: Riverstone Bridge: Demolition of bridge and footbridge and replacement with a combined road and footbridge, river channel widened and associated landscaping; Charles Street: Removal of existing bridge and erection of infill wall to close gap with wall mounted railing and associated landscaping along with change of use of part of existing car park to provide replacement storage area; Peel Street: Modification of existing flood wall to raise height and associated landscape works; Railway Street: Temporary works to allow 4 No. HGV vehicle movements, including removal of existing bollards and installation of temporary barriers; GNG Foam Converters - New flood defence wall in place of existing brick boundary wall; Town House Brook: Raising of flood defence wall, installation of coarse trash posts, raising and extension of pedestrian ramp and associated landscaping; Carriage Drive: Bank repairs to re-instate channel width and removal of debris in culverts; Todmorden Road: Temporary access works including ramp over River Roch, a temporary access and compound, and a culvert extension within land at Gale; Lightowlers Lane: Temporary access works adjacent to Greenvale Mill, permanent diversion of Greenvale Brook and a culvert extension.

Reference number

20/00082/FUL

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

07/05/2020

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

Condition number(s)

Condition 2

Has the development already started?

- ☒ Yes
☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/11/2021

Has the development been completed?

- ☒ Yes
☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

31/12/2023

Condition(s) - Variation/Removal

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

Construction of Phase 1a has been completed, with Substantial Completion being in December 2023. Whilst dialogue has been maintained with RBC throughout the construction process, and the differences between the Approved Scheme and the as built scheme have been communicated to Planning Officers, the Applicant is now seeking to 'regularise' the as built scheme through this planning application made under Section 73A. Please refer to the Planning Statement for further details.

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

Please refer to the Planning Statement.

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

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

01/05/2024

Details of the pre-application advice received

The differences between the Approved Scheme and the as built scheme were communicated to the Officer and the principal of regularising the as built scheme through a planning application was discussed.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☐ Yes

☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

☐ Yes

☒ No

If No, and you cannot trace all the other owners/agricultural tenants, can you give the appropriate notice to one or more owner/agricultural tenant?

☒ Yes

☐ No

Certificate Of Ownership - Certificate C

I certify/The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were:

Search of the Land Registry to find relevant addresses.

Owner/Agricultural Tenant

***** REDACTED *****

Rochdale Observer

13/08/2025

Laura

Mackey

13/08/2025

Planning Portal Reference: PP-14236229

Declaration

I/We hereby apply for Removal/Variation of a condition 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

Laura Mackey

Date

13/08/2025