



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

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 Building & Remedial Contractors Ltd

Address

Address line 1

C/O Agent

Address line 2

C/O Agent

Address line 3

Town/City

County

Country

C/O Agent

Postcode

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

HG3 3TB

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)

05/12/2024

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

Condition number(s)

2 and 6

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

Please see supporting letter which provides more detail on this.

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

Condition 2: This permission relates to the following plans, files and documents:-

- Location Plan - Dwg No 24NP504/01/001
- Proposed Site Plan - Dwg No 24-10663_33 Revision 0
- Proposed Floor Plans and Elevations – West House – Dwg No 24-10663_01 Revision B)
- Proposed Floor Plans and Elevations – East House – Dwg No. 23-10663_10 Revision A)
- Arboricultural Impact Assessment, prepared by E3P dated June 24, and all accompanying appended plans

and the development shall be carried out in complete accordance with these drawings hereby approved unless otherwise required by the conditions below.

Condition 6: The external building materials of the dwellings shall be carried out in accordance with the following approved details:

- Rough Dressed Buff Bradstone for the external walls as per page 6 of the Reconstituted walling portfolio (ref. 2016), by Aggregate Industries; and
- Smooth Grey Edgemere Interlocking Slate for the roofs as per Page 9 of the Interlocking Concrete Slate Brochure, by Marley.

Reason: In the interests of amenity and in compliance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework."

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

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

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

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

Stuart

Surname

Howden

Declaration Date

06/02/2025

☒ Declaration made

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

Sophie Catlin

Date

06/02/2025

