



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

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

Land at Nixon Street Rochdale

Applicant Details

Name/Company

Title

Mr

First name

Andrew

Surname

Thornton

Company Name

Seddon Construction Ltd

Address

Address line 1

Seddon Construction Ltd

Address line 2

Piodder Lane

Address line 3

Edge Fold

Town/City

Bolton

County

Country

Postcode

BL40NN

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 *****

Description of the Proposal

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

Proposed erection of 102 no. dwellings with associates roads,
footpaths, parking and gardens
Location: Land At Nixon Street, Rochdale, OL11 3JW,

Reference number

20/01429/FUL

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

31/03/2022

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

Condition number(s)

6 (part) additional Information
17 Parking areas/surface
21 Drainage management (section 104)

Has the development already started?

- ☒ Yes
☐ No

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

30/08/2022

Has the development been completed?

- ☐ 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

Cond 6 - JKW monitoring agreement to satisfy original approved condition wording - In order to fully comply with the requirements of this condition, details of the monitoring and retreatment for a five year period post-treatment must be submitted and approved in writing by the Local Planning Authority prior to any above ground works. JKW monitoring proposal and acceptance documents uploaded.

Cond 17 - Private parking areas External works sheets 1001 - 1004 inc and Construction Details sheet 3201 C4 Indicating private drives, run off levels indicated, Aco channel locations shown and driveway make-up.

Cond 21 - Drainage Management (section 104). Section 104 acceptance word doc and full approved Drainage details 2001 & 2101-2104 inc

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

Andrew Thornton

Date

15/12/2023

