



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

Existing car park off Bentley Avenue, Stakehill Industrial Estate, Middleton

Applicant Details

Name/Company

Title

Mr

First name

Richard

Surname

Cotton

Company Name

J R Ashworth and SOns Ltd / trading as Rentruck

Address

Address line 1

Keverick House

Address line 2

Blueberry Business Park,

Address line 3

Wallhead Rd

Town/City

Rochdale

County

Lancs

Country

UK

Postcode

OL16 5DB

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

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

Proposal: Change of use from car park (Use Class: sui generis) to open storage (Use Class: B8) and change of use of Unit 2 from call centre (Use Class E(c)) to general industrial and storage (Use Class B2 and B8).

Location: Unit 2 Stakehill Lane And Land Between Bentley Avenue And Finlan Road, Stakehill Industrial Estate, Middleton ,

Reference number

22/01193/FUL

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

03/01/2023

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

Condition number(s)

No 4 - External Lighting
No 5 - Proposed Site Layout

Has the development already started?

- ☒ Yes
☐ No

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

05/01/2025

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

Proposed external lighting scheme using existing 6m lighting masts with new light fittings. Lighting Design Document 12909-CBG-XX-XX-RP-Y-00001 Rev P1 prepared by CBG Consultants

The new site access is subject to a separate planning application 25/00185/FUL and proposes a new access gate.

No new materials (other than lighting) is proposed is the use of the car park for storage of the applicant's fleet vehicles. Minor alterations to existing foliage around the perimeter of the site is noted on the submitted proposed site plan drawing number 730 AP007 Rev A

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

emails

Date (must be pre-application submission)

18/07/2025

Requested to submit a lighting design and a site layout to discharge the conditions for the change of use permission

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

David George

Date

25/09/2025