ROCHDALE COUNCIL

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
Planning (Listed Buildings and Conservation Areas) Act 1990

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.

1. Site Address

Number	
Suffix	
Property name	Waggon And Horses
Address line 1	Manchester Road
Address line 2	
Address line 3	
Town/city	Rochdale
Postcode	OL11 4NW

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

Easting (x)	388592
Northing (y)	411957

Description

2. Applicant Details

Title	Mr
First name	Alexander
Surname	Lyons
Company name	SJA Rochdale Limited 12133133
Address line 1	C/O Agent
Address line 2	C/O agent
Address line 3	C/O agent
Town/city	C/O agent

2. Applicant Details

Country	C/O agent
Postcode	C/O agent

Are you an agent acting on behalf of the applicant? (●) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Ralph
Surname	Taylor
Company name	Paul Butler Associates
Address line 1	31 Blackfriars Road
Address line 2	
Address line 3	
Town/city	Salford
Country	United Kingdom
Postcode	M3 7AQ
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

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

Change of use from Public House to 17 bedroom HMO (sui generis) and associated external alterations including demolition of existing lean-to rear projections

Reference number

19/00969/FUL

Date of decision (date must be pre-application submission)	07/01/2020

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

Condition number(s)

3

4. Description of the Proposal

Has the development already started? (●) Yes ( ) No

If Yes, please state when the development was started (date must be pre-application submission): 23/03/2020

Has the development been completed? (●) Yes ( ) No

If Yes, please state when the development was completed (date must be pre-application submission): 03/03/2021

5. Part Discharge of Conditions

Are you seeking to discharge only part of a condition? ( ) Yes (●) No

6. Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Final discharge of condition 3 is applied for. In discharge of this condition a letter from Nine Point Eight Construction is submitted which confirms that a contamination watching brief was undertaken through the project and no contamination was encountered.

The other recommendation of the Phase 1: Preliminary Risk Assessment was that any soil imported to site would require certification. It is confirmed that there is no requirement for imported soil to the site.

On the basis of this information condition 3 can now be fully discharged.

(Note: the Phase 1: Preliminary Risk Assessment can be viewed via Rochdale Council's public access for application reference 21/00144/DOC).

7. 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

8. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ( ) Yes (●) No

9. Declaration

I/we hereby apply for planning permission/consent as described in this form 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. ☑

Date (cannot be pre-application): 10/03/2021