



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

Applicant Details

Name/Company

Title

Mr

First name

Chris

Surname

Hamlett

Company Name

Armstrong Projects Ltd.

Address

Address line 1

The Annexe, Rear of, 26 Church St,

Address line 2

Address line 3

Town/City

Altrincham

County

Country

United Kingdom

Postcode

WA14 4DW

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

Residential development (Use Class C3) comprising 14 residential units with associated access, car parking and landscaping following demolition of existing building

Reference number

21/01083/FUL

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

10/05/2023

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

Condition number(s)

Condition 13 - 'No development shall take place until a scheme for the discharge of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt this scheme shall be based upon the submitted Drawing Layout, Drawing no. NW149-02-03 Rev D, dated 18th January 2022. The approved scheme shall be fully implemented prior to first occupation of the development and retained thereafter.

Reason: To prevent increased risk of flooding and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented before above ground works take place and a scheme therefore needs to be agreed at the time of commencement.'

Has the development already started?

☐ 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

Information being submitted is in relation to Condition 13:

- (1) NW149-02-02 D Kerbing and Surfacing
- (2) NW149-02-03 E Private Drainage Layout
- (3) NW149-02-05 Drainage Details
- (4) NW149-02-06 B External Construction Details
- (5) NW149-02-07 D Exceedance Flow Routing
- (6) NW149-02-08 F External Works
- (7) NW149-02-09 C Impermeable Areas
- (8) NW149-02-13 Flow Control MH
- (9) NW149-02c1a Hydraulic Calculations
- (10) NW149-02r2a Drainage Strategy - Part 1 of 3
- (11) NW149-02r2a Drainage Strategy - Part 2 of 3
- (12) NW149-02r2a Drainage Strategy - Part 3 of 3

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

PREAPP/00090/20

Date (must be pre-application submission)

18/09/2020

Details of the pre-application advice received

Formal written pre-application advice was received from Rachel Carney. The response was overall positive and confirmed the scope of information required to support a planning application. Refer to attached letter (Smithybridge Pub PREAPP-00090-20) dated 18 November 2020.

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Barry Murphy

Date

18/05/2023