

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Removal/Variation of Conditions**

APPLICATION REFERENCE: PL/2026/0168

Applicant Mr Shuakat Khan 11 Milkstone Place Rochdale OL11 3TA	Agent Mr Daniel Llado 538 Rochdale Road Royton Oldham OL2 6SF
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Part I - Particulars of Application

Proposal: Section 73 Application to vary condition 2 (Plans) of planning permission 23/00920/FUL (Residential development of 4no. terrace dwellings comprising 4 bedrooms and associated landscaping)

Location: Land Between 13 & 15 Exeter Street, Rochdale OL11 1JN

Valid On: 20 February 2026

DECISION: GRANT PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS**Condition(s) (7)**

- 1 The development hereby approved shall be carried out in accordance with the following list of plans and documents:
 - Proposed Front and side Elevations - Dwg No BR04 Rev F
 - Proposed Setting Out Plans - Dwg No BR07 rev F
 - Proposed Rear Elevations - Dwg No BR05 rev F
 - Proposed Ground and First Floor Plans - Dwg No BR01 rev F
 - Proposed Roof and Section Plans - Dwg No BR02 rev F

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 2 The development hereby approved shall be carried out in accordance with the recommendations of the approved report 'Phase II report prepared by Martin Environmental Solutions Ltd dated January 2025 received by the

Council 06/02/2025. Following completion of the remediation measures identified in the approved remediation scheme and prior to the occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a validation report must be prepared which is subject to the approval in writing of the Local Planning Authority.

Reason: To prevent pollution of the environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policies G8 and G9 of the Core Strategy and the National Planning Policy Framework.

- 3 No above ground construction works shall take place until samples and/or full specifications of materials (with the exception of doors and windows, as approved under 24/01153/DOC) to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the approved details in addition to those approved under application ref. 24/01153/DOC).

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

- 4 Notwithstanding the development hereby approved, no above ground construction works shall take place until detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of visual amenity and in accordance with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

- 5 Within the first planting season following the occupation of the development hereby approved, landscaping works shall be carried out in accordance with the plan ref. 'Proposed Landscaping Plan' dated 20/11/2024 and retained as such thereafter.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policy G6 and G7 and the National Planning Policy Framework.

- 6 The development hereby approved shall not be occupied until such time as boundary treatments have been installed with the drawing 'Proposed Side and Rear Elevations - PL02'. The boundary treatments shall be retained thereafter.

Reason: In the interests of visual and residential amenity and in accordance with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

- 7 No dwelling hereby approved shall be occupied until any damage caused to the footway along the site frontage of Exeter Street during construction has been repaired and renewed and the kerb line reinstated to its full height.

Reason: In this case construction vehicles are likely to be limited to using Exeter Street for access. Any damage to the footway and kerb during construction shall be repaired in the interests of pedestrian safety, in accordance with Policies T1 and T2 of the Rochdale Core Strategy.

Approval Reason(s) (1)

- 8 The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date of Decision: 16/04/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.