



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 former Central Retail Park, Land bounded by Oldham Road, Milnrow Road and Richard Street, Rochdale

Applicant Details

Name/Company

Title

Mr

First name

Gareth

Surname

Fallows

Company Name

Willmott Dixon

Address

Address line 1

Hollinwood Business Centre

Address line 2

Albert Mill, Albert Street

Address line 3

Hollinwood

Town/City

Oldham

County

Country

United Kingdom

Postcode

OL8 3QL

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

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

Erection of 81 dwellings and a 5/6 storey building containing 142 apartments (Use Class C3) with ground floor commercial use (Use Class E), new park, internal estate roads, revised means of vehicular access off Oldham Road, associated parking, infrastructure, landscaping, ancillary works and amended car parking layout to retained Central Retail Park

Reference number

22/01119/FUL

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

23/12/2022

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

Condition number(s)

9 (Finish floor levels)
17 (Ground Gas Verification)
20 (Archaeology)
21 (Drainage)

Has the development already started?

- ☒ Yes
☐ No

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

27/03/2026

Has the development been completed?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☒ Yes

☐ No

If Yes, please indicate which part of the condition your application relates to

PC9 Finished floor levels for housing only; apartment building to be separately submitted

PC21 Drainage details for housing only; apartment building connections shown indicatively, but will be for future detailed approval

Discharge of Conditions

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

PC09 - Finished Floor Levels\ORRD-BKP-ZZ-XX-DR-C-00781-ProposedLevelsSheet2-C01

PC09 - Finished Floor Levels\ORRD-BKP-ZZ-XX-DR-C-00780-ProposedLevelsSheet1-C01

PC17 - SI Verification\TE1582-TE-00-XX-RP-GE-004-V03 Richard St Supplementary Gas Risk Assessment

PC20 - AMR_3403C_Richard St Rochdale_v1.6 Archaeology Mitigation Report

PC21 - SuDs Management\ORRD-BKP-ZZ-XX-DR-C-00576-DrainageDetailsSheet6-P02

PC21 - SuDs Management\LLFA Approval 03.03.26

PC21 - SuDs Management\ORRD-BKP-ZZ-XX-DR-C-00560-DrainageGAMasterplan-P08

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

Richard Purser

Date

22/04/2026