

18th May 2026

Tom Hiles
Senior Planning Officer
Rochdale Borough Council Floor 3,
Number One Riverside Smith Street,
Rochdale,
OL16 1XU

Via Planning Portal

Dear Tom,

Planning Portal PP-14925752

**Application to Vary (Section 73 application) Condition 6 (schedule of internal repairs and finishes to nos 29-31) to planning permission 23/01310/FUL
29-31 and 33-41 Maclure Road, Rochdale, OL11 1DN**

Purpose of the Variation of Condition Application

On behalf of Rochdale Development Agency, we are submitting a Variation of Condition Application to revise the wording of Condition 6 of planning permission reference 23/01310/FUL. This condition relates to the submission of a detailed schedule of internal repairs and finishes to nos 29-31.

The purpose of this variation is to amend the timing trigger for Condition 6. As currently worded, the condition prevents any above-ground works from commencing until a full schedule of internal repairs and finishes to nos 29-31 has been submitted to and approved in writing by the Local Planning Authority. The proposed amendment would allow opening-up works and intrusive investigations to be undertaken at nos 29-31 Maclure Road, while also enabling above-ground works to proceed across the remainder of the site, without prejudicing the protection of internal features and finishes to nos 29-31. This approach was discussed in email correspondence between you and my colleague, Richard Purser, in March 2026, in which the principle of amending the condition was agreed.

We are submitting the following plans as background information, which further detail the scope of work and add context to the scope of work for the internal repairs.

- 8337-LRW-ZZ-01-DR-A-20-101_P04_Level 01 GA Plan
- 8337-LRW-ZZ-02-DR-A-20-102_P04_Level 02 GA Plan
- 8337-LRW-ZZ-ZZ-DR-A-20-113_P02_Demolitions Plans

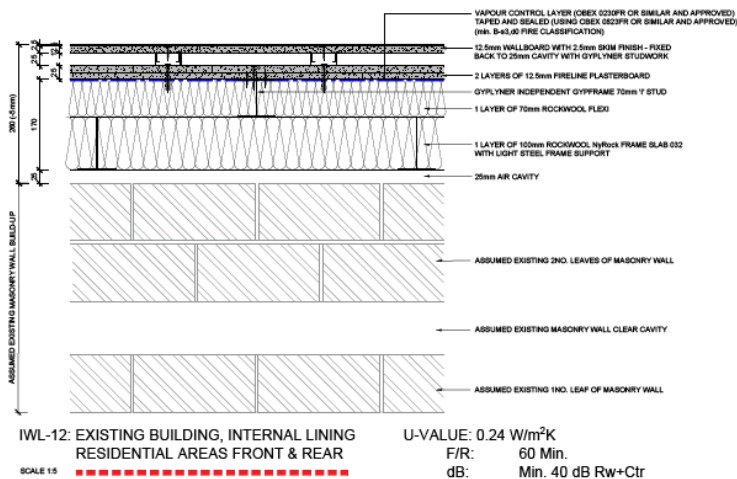
Scope of Internal Works

As part of the project, the existing building is being converted into 4 No. apartments, configured as 2 at Level 1 and 2 at Level 2, as noted on the submitted General Arrangement Plans. Prior to the apartments being constructed, the existing building was required to have several internal walls and stairs removed, as noted on the submitted Demolition Plan drawing numbered 8337-LRW-ZZ-ZZ-DR-A-20-113_P02_Demolition Plans. These works were undertaken under a separate contract via the

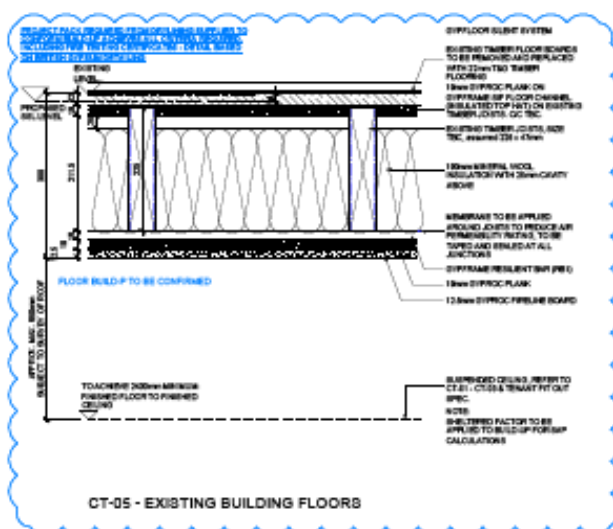
client and council-approved contractor list. The submitted plans show the works, which include removing non-loadbearing internal walls and internal staircases, along with forming new openings in existing walls to allow for new openings that are required on the Proposed GA Plans.

As the demolition works undertaken by a separate contractor, the existing internal walls, as noted on drawing numbered 8337-LRW-ZZ-ZZ-DR-A-20-113_P02_Demolition Plans, have been removed and all that is currently left within the space are the external walls and the central structural wall, meaning there are no interests of visual amenity.

As part of the works to form the new apartments, where internal staircases have been removed, new timber floorboards will be installed to close the gaps in the floors, and upgraded works will be undertaken to achieve the required acoustic and fire rating of the new compartment floors. As part of the Net Zero Strategy works all the existing external walls require a thermal upgrade, and the walls are offset from the existing wall by 20mm, as noted on the extract below, thus not damaging or being fixed into the existing external walls;



In respect of the ceiling works, the existing floorboards will be under boarded with plasterboard to achieve the required acoustic and fire rating, with a further decorative ceiling below which will house the service void for the M&E as shown on the extract below:



The finishes to the apartments will consist of vinyl flooring in all areas except the bedrooms, which will be carpet, and all walls and ceilings will be painted.

Amendment to Condition 6

The current wording of condition 6 is as follows:

'No above ground works shall commence before a fully detailed schedule of internal repairs and finishes to nos 29-31 Maclure Road have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule.'

We wish to insert the following bold wording to amend the timing and trigger of the condition as follows:

*'No above ground works to **nos 29-31 Maclure Road, other than opening-up and other intrusive investigations**, shall commence before a fully detailed schedule of internal repairs and finishes to nos 29-31 Maclure Road have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule.'*

This amendment to condition 6 will allow for above-ground works to commence, but limits the internal works to just opening up works and intrusive investigations until a full schedule of internal repairs and finishes to nos 29-31 can be prepared, which will be submitted once the contractor has been appointed.

Regulation 3 applies to this application and payment for the application will be settled by internal transfer.

We look forward to receiving acknowledgement that the application has been validated at your earliest convenience. In the meantime, please do not hesitate to contact myself or Richard Purser should you have any queries or require any additional information.

Yours sincerely,



Sophie McGeough, Assistant Planner
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