



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	Phoenix Works
Address Line 1	Brookes Street
Address Line 2	
Address Line 3	Rochdale
Town/city	Middleton
Postcode	M24 2WL

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

Easting (x)	Northing (y)
387717	406616
Description	

Applicant Details

Name/Company

Title

First name

Ann-Marie

Surname

McGarr

Company Name

KMM Group

Address

Address line 1

239 Mossley Road

Address line 2

Ashton-Under-Lyne

Address line 3

Town/City

Manchester

County

Country

England

Postcode

OL6 6LN

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant 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

20no. affordable dwellings including associated landscaping and access following demolition of existing buildings.

Reference number

23/00911/FUL

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

26/08/2025

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

Condition number(s)

Condition No. Four - Construction Environmental Management Plan (CEMP);

Condition No. Eight - Invasive Species;

Condition No. Nine - Reasonable Avoidance Measures Statement for Hedgehogs and other small Mammals;

Condition No. Eleven - Contamination;

Condition No. Fifteen - Boreholes;

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

Condition No. Four - Construction Environmental Management Plan (CEMP);

Find attached, Arbtech - Construction Ecological Mitigation/Enchantment and Management Plan, dated April 2026.

Condition No. Eight - Invasive Species;

Find attached, Arbtech - Invasive and Non-native Species Management Plan, dated April 2026.

Condition No. Nine - Reasonable Avoidance Measures Statement for Hedgehogs and other small Mammals;

Find attached, Arbtech - Construction Ecological Mitigation/Enchantment and Management Plan, dated April 2026.

Condition No. Eleven - Contamination;

Please reference e-mail from Sub-Surface North West Ltd, dated 27th May 2026.

In summary, we are requesting that both the site clearance and the demolition of the existing building be undertaken prior to the Ground Investigation Works onsite be undertaken.

Condition No. Fifteen - Boreholes;

Please reference e-mail from Sub-Surface North West Ltd, dated 27th May 2026.

In summary, we are requesting that both the site clearance and the demolition of the existing building be undertaken prior to the Ground Investigation Works onsite be undertaken.

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

Condy Lofthouse

Date

29/05/2026