



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 to determine if prior approval is required for a proposed: Demolition of Buildings

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B

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

First name

Surname

.

Company Name

Montgomery Developments Ltd

Address

Address line 1

C/O Sammons Architectural Ltd

Address line 2

10 Cawdry Buildings

Address line 3

Fountain Street

Town/City

Leek

County

Staffordshire

Country

Postcode

ST13 6JP

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 *****

Proposed Demolition Works

Please describe the building(s) to be demolished

The application seeks consent to demolish the remaining part of the roadside frontage building as annotated on the submitted plan. This building comprises of a large flat roof storey structure constructed from facing brickwork under a ply and felt roof with a small flat roof brick and ply/felt extension projecting from the rear elevation. The roadside elevation contains a number of uPVC windows at ground and first floor level and a roller shutter door.

Prior approval to demolish the rear part of the application building and a detached building to the south was granted under 25/00939/DEM. Whilst the application originally sought consent to demolish the building in its entirety the preliminary bat roost assessment identified two bats and therefore further survey effort was required. Unfortunately due to timings it was not possible to carry out the surveys as part of that application so application 25/00939/DEM was amended to omit the roadside and projecting rear gable building until such a time that such surveys could be undertaken.

The required ecological surveys have now been undertaken and are submitted in support of the application.

Please state the reasons why demolition needs to take place

The buildings are proposed for demolition as the company requires a larger yard area than currently provided to park and manoeuvre vehicles within the site.

Please describe the proposed method of demolition

The works will involve the safe removal and disposal of any identified asbestos containing materials. The brick frontage building will be demolished and removed from site as set out below and in further detail in the submitted Demolition Statement which supports the application.

1. Site immobilisation.
2. Asbestos removal.
3. Soft strip.
4. Demolition.
5. Site clearance.
6. Site de-mobilisation

How and where would spoil/rubble be disposed of?

Off site to appropriate facilities using licenced and approved contractors

Please provide details of the proposed restoration of the site

All stab / floor surfaces to remain and used as parking area for wider site.

When do you expect the works to commence (date must be post application submission)?

01/10/2026

When do you expect the works to be completed (date must be post application submission)?

31/10/2026

Are there any public Rights of Way within the site or immediately adjoining the site?

☒ Yes

☐ No

Is redevelopment or rebuilding proposed at a later date?

☐ Yes

☒ No

Does the proposal involve the felling or pruning of any tree(s)?

☐ Yes

☒ No

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 Prior Approval: Demolition of building 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

Teresa Critchlow

Date

05/08/2026