



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 a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning 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

Applicant Details

Name/Company

Title

Mr

First name

Ashley

Surname

Hoppley

Company Name

Bizspace Ltd

Address

Address line 1

Kinnaird House

Address line 2

1 Pall Mall

Address line 3

Town/City

London

County

Country

Postcode

SW1Y 5AU

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 Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☒ Yes
- ☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

The existing mill tower has structural issues caused by the existing concrete roof and internal water tank. Proposal is to remove the top 15 courses of brickwork to allow removal of the roof and water tank, then to rebuild using existing retained bricks to match the existing. Planning application had been submitted ref 25/01066/FUL for the original proposal to not rebuild the brickwork, but has been withdrawn as unnecessary now that the parapet is to be rebuilt.

Planning Officer's recommendation was to submit application for a Certificate of Lawful Development instead.

The Applicant has queried whether fee should be payable due to fee already being paid for the application withdrawn at the Planners' request. Planning Officer responded as follows: "Regarding the fee waive it would up to management as to whether they would waive this in light of the previous application, however the email has been logged on the file. When the application for the certificate is submitted, it may be worth noting this request in the submission somewhere and it will be brought to the attention of the officer when the application is being validated"

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
- ☒ No

Has the proposal been started?

- ☐ Yes
- ☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

N/A - no change of use proposed

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

25133-5-001 Location Plan
25133-5-002 Existing Elevations
25133-5-003 Proposed Elevations

Select the use class that relates to the existing or last use.

Please select...

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Please select...

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Planning officer recommendation

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

25/01066/FUL

Date (must be pre-application submission)

04/08/2026

Details of the pre-application advice received

Email dated 04/08/26 included the following:-

'Without the benefit of an application for a lawful development certificate, we cannot confirm in writing that the works you have proposed in your email dated 17th July do not require planning permission.

We have taken legal advice. Without prejudice, on the information available to me, I am content for the application to be withdrawn.

This email won't constitute a formal decision and you are strongly encouraged to apply for a certificate of lawful development."

Also, the Applicant has queried whether fee should be payable due to fee already being paid for the application withdrawn at the Planners' request. Planning Officer responded 07.08.26 as follows: "Regarding the fee waive it would up to management as to whether they would waive this in light of the previous application, however the email has been logged on the file. When the application for the certificate is submitted, it may be worth noting this request in the submission somewhere and it will be brought to the attention of the officer when the application is being validated"

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use 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

Colin Binns

Date

10/08/2026