



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 Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

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

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

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Condy

Surname

Lofthouse

Company Name

Condy & Lofthouse Ltd

Address

Address line 1

17 Connect Business Village

Address line 2

24 Derby Road

Address line 3

Town/City

Liverpool

County

Country

United Kingdom

Postcode

L5 9PR

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)

Planning Condition Number Two - Approved Drawings / Documents

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Amended list of approved drawings / documents.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

This permission relates to the following plans: -

- 21-050-P-100A - Site Location Plan;
- 21-050-P-105 - Existing Site Sections;
- 21-050-P-110E - Proposed Site Layout;
- 21-050-P-115C - Proposed Street Scenes – Site Section;
- 21-050-P-120E - Proposed Plans & Elevations - HOUSE TYPE A (2b4p);
- 21-050-P-121E - Proposed Plans & Elevations - HOUSE TYPE BB (3b5p);
- 21-050-P-122D - Proposed Plans & Elevations - HOUSE TYPE C (3b5p CAT 3);
- 21-050-P-DAS - Design and Access Statement Rev C; and
- 220222JC-01 - Topographical Survey.

and the development shall be carried out in accordance with these drawings hereby approved.

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Video Call

Date (must be pre-application submission)

30/01/2026

Details of the pre-application advice received

Clarity provided on the type of applications required.

We discussed the 3no principle changes made, as follows:

All properties now NDSS compliant at the request of the End User;

Mix of accommodation amended at the request of the End User;

Roofscape amended to assist with the long term maintenance strategy;

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

E.g. All the land is owned by a single individual

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Andrew

Surname

Armstrong

Declaration Date

27/05/2026

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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

27/05/2026