



## 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 Outline Planning Permission with all matters reserved

### 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

land to the north east of Birch Business Park

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

# Applicant Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

Name/Company

Title

First name

Mateo

Surname

Espinosa

Company Name

WSP

## Address

Address line 1

8 First Street

Address line 2

Address line 3

Town/City

Manchester

County

Dental

Country

United Kingdom

Postcode

M15 4RP

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe the proposed development

Outline planning application (with all matters reserved other than access) for employment development comprising industrial and warehouse floorspace (Use Classes B2 and B8) together with ancillary class E office, with supporting loading bays, trailer bays, trailer park spaces, parking spaces, landscaping, infrastructure and associated works

Has the work already been started without planning permission?

☐ Yes

☒ No

## Site Area

What is the measurement of the site area? (numeric characters only).

4.10

Unit

Hectares

## Existing Use

Please describe the current use of the site

The site is vacant open land.

Is the site currently vacant?

- ☒ Yes
- ☐ No

If Yes, please describe the last use of the site

Unknown

When did this use end (if known)?

dd/mm/yyyy

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

- ☐ Yes
- ☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
- ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
- ☒ No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
- ☒ No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
- ☐ No

Please add details of the Use Classes and floorspace.

**Use Class:**

Other (Please specify)

**Other (Please specify):**

B2/B8 & Ancillary Class E

**Existing gross internal floorspace (square metres) (a):**

0

**Gross internal floorspace to be lost by change of use or demolition (square metres) (b):**

0

**Total gross new internal floorspace proposed (including changes of use) (square metres) (c):**

13000

**Net additional gross internal floorspace following development (square metres) (d = c - a):**

13000

| Totals | Existing gross<br>internal floorspace<br>(square metres) (a) | Gross internal floorspace to be lost<br>by change of use or demolition<br>(square metres) (b) | Total gross new internal floorspace<br>proposed (including changes of use)<br>(square metres) (c) | Net additional gross internal<br>floorspace following development<br>(square metres) (d = c - a) |
|--------|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
|        | 0                                                            | 0                                                                                             | 13000                                                                                             | 13000                                                                                            |

**Tradable floor area**

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

- ☐ Yes  
☒ No

**Loss or gain of rooms**

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

- ☐ Yes  
☒ No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☒ Yes  
☐ No

### Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

## Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes  
☒ No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes  
☒ No

Is the proposal for a waste management development?

- ☐ Yes  
☒ No

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes  
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☒ Yes  
☐ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes  
☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system  
☐ Existing water course  
☐ Soakaway  
☐ Main sewer

☐ Pond/lake

## Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

☒ Yes

☐ No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

25.46

Please provide the date the onsite pre-development biodiversity value was calculated

10/07/2026

This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

Please see enclosed BNG report

When was the version of the biodiversity metric used published?

23/07/2024

This should be the date listed as the publication date for the version of the metric tool you have used. This can be found on the initial view or the 'Version history' tab of the metric tool spreadsheet.

Please provide the reference or supporting document/plan names for the:

i. Biodiversity metric calculation

ii. Onsite irreplaceable habitats (if applicable)

iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

**Document/Plan:**

Biodiversity metric calculation

**Document name/reference:**

82-299-R2

You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or

- on or after 25 August 2023 which were in accordance with a planning permission?

☐ Yes

☒ No

Does the development site have irreplaceable habitats (corresponding to the descriptions in [Column 1 of the Schedule in the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations \(2023\)](#)) which are:

i. on land to which the application relates; and

ii. exist on the date of the application for planning permission, (or an earlier agreed date)

☐ 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

**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

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

The key discussion points at the meetings included: Principle of development of the site; Master planning of the site; Relationships between the application site and surrounding area; Landscape and ecology; Highway matters; and Environmental Impact Assessment.

Officers broadly agree with the proposed Environmental Impact Assessment (EIA) approach; Development should follow Northern Gateway Development Framework (NGDF) principles;

## 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

## 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 the land owned by multiple individuals, or has agricultural tenants where the details of all individuals are known by the Applicant?

E.g. The land is owned by 2 people and the applicant can provide details of those owners.

- ☒ Yes
- ☐ No

### Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

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

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

|                                                                   |
|-------------------------------------------------------------------|
| <b>Name of Owner/Agricultural Tenant:</b><br>***** REDACTED ***** |
| <b>House name:</b><br>Birchwood One                               |
| <b>Number:</b><br>601                                             |
| <b>Suffix:</b>                                                    |
| <b>Address line 1:</b><br>Dewhurst Road                           |
| <b>Address Line 2:</b>                                            |
| <b>Town/City:</b><br>Warrington                                   |
| <b>Postcode:</b><br>WA3 7GB                                       |
| <b>Date notice served (DD/MM/YYYY):</b><br>04/08/2026             |
| <b>Person Family Name:</b>                                        |

|                                                                   |
|-------------------------------------------------------------------|
| <b>Name of Owner/Agricultural Tenant:</b><br>***** REDACTED ***** |
| <b>House name:</b><br>Number One Riverside                        |
| <b>Number:</b>                                                    |
| <b>Suffix:</b>                                                    |
| <b>Address line 1:</b><br>Smith Street                            |
| <b>Address Line 2:</b>                                            |
| <b>Town/City:</b><br>Rochdale                                     |
| <b>Postcode:</b><br>OL16 1XU                                      |
| <b>Date notice served (DD/MM/YYYY):</b><br>04/08/2026             |
| <b>Person Family Name:</b>                                        |

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

First Name

Mateo

Surname

Espinosa

Declaration Date

03/08/2026

☒ Declaration made

## Declaration

I/We hereby apply for Outline planning permission: All matters reserved 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

Mateo Espinosa

Date

04/08/2026