



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	13
Suffix	
Property Name	
Address Line 1	Hillcrest Road
Address Line 2	
Address Line 3	
Town/city	Rochdale
Postcode	OL11 2QE

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

Easting (x)	388521	Northing (y)	410570
Description			

Self build and custom house building plot previous described on approved 23/00605/FUL as 'Land North of Hillcrest Road Rochdale OL11 2QE'

Applicant Details

Name/Company

Title

Ms

First name

Leonora

Surname

Wells

Company Name

Address

Address line 1

41 Lea Mount Drive

Address line 2

Address line 3

Town/City

Bury

County

Country

UK

Postcode

BL9 7RR

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

Mr

First name

Ian

Surname

Banks ARB ACArch

Company Name

Atoll Ltd

Address

Address line 1

Atoll Ltd

Address line 2

73 Manchester Road

Address line 3

Town/City

Knutsford

County

Country

GB

Postcode

WA16 0LX

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

Erection of two storey dwelling including dormers to rear, associated parking and garden boundary treatment (resubmission of 22/01548/FUL)

Reference number

Planning Approval ref 23/00605/FUL

(and linked Certificate of Lawfulness 23/00198/CPE and continuation of Full Building Regulations Approval ref 018918. NOTE: there is only the old reference number for previous submission and approval gained in 2017. Building control have never sent any further official application numbers or documentation)

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

14/12/2023

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

Condition number(s)

Condition 3 Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall include:

- (i) Diagram of the foul and surface water drains, which should be separate until the final manhole, in accordance with Building Control Part H Drainage requirements.
- (ii) Construction details for permeable paving including sub-base details e.g. cross-section, if this type of paving forms part of the sustainable drainage system.

Condition 4: Prior to first occupation of the dwelling hereby permitted, full details of the hard and soft landscaping scheme including boundary treatments adjacent to the highway, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first occupation of the dwelling, and thereafter be maintained as such.

Has the development already started?

- ☒ Yes
☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/06/2026

Has the development been completed?

- ☐ 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

Refer to Full Building Regulations Approval ref 018918 (NOTE: there is only the old reference number for previous submission and approval gained in 2017. Building control have never sent any further official application numbers or documentation) and linked discharge of Condition 3 and 4 as follows:

Refer to the latest submitted and approved Building Regulation drawings 499Wells BR304D, BR305D & BR312C as well as Building Reg Notes 09Jun24 v2 and copied email exchange with Dane Wright, Head of Building Control Rochdale BC dated 28.05.26. Collectively, these confirmations are deemed to more than meet Condition 3 (sustainable drainage and foul drainage), and drawing 499 Wells BR312C is also deemed to meet Condition 4 (hard and soft landscaping). Refer to Agent's covering letter dated 22.09.26 and see summary of Condition 3 and 4 requirements below:

Condition 3:

"The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework. "

Condition 4:

"In the interest of visual amenity and highway safety and to accord with DM1 and the National Planning Policy Framework".

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

PL/2026/0567

Date (must be pre-application submission)

18/09/2026

Details of the pre-application advice received

That formal conditional sign-off was formally required on Condition 3 (sustainable surface water drainage scheme and a foul water drainage scheme) from approved ref 23/00605/FUL before any recommencement of building works on site (that is recommencement of building works already started under D49154 / 23/00198/CPE. NOTE: This was requested separate to information already supplied in good faith as part of sign off of drainage in Full Building Regulations Approval ref 018918 and with discharge of Condition 4 (hard and soft landscaping) not strictly being required until prior to occupation.

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

Ian Banks

Date

22/09/2026