ROCHDALE METROPOLITAN BOROUGH COUNCIL

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: 178

Suffix:

Property Name: Ox And Plough Inn

Address Line 1: New Road

Address Line 2:

Address Line 3: Rochdale

Town/city: Littleborough

Postcode: OL15 8NL

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

Easting (x): 392216

Northing (y): 415776

Description:

Applicant Details

Name/Company

Title

Mr

First name

ADIL

Surname

ANSARI

Company Name

El Primero Ltd

Address

Address line 1

19 CHEETHAM STREET

Address line 2

Address line 3

Town/City

ROCHDALE

County

Lancashire

Country

UNITED KINGDOM

Postcode

OL16 4SH

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

IAN

Surname

STOTT

Company Name

Address

Address line 1

117 shaw road

Address line 2

Address line 3

Town/City

Rochdale

County

England

Country

United Kingdom

Postcode

OL16 4SH

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

CHANGE OF USE FROM PUBLIC HOUSE [SUI GENERIS] TO 4NR SELF CONTAINED FLATS [USE CLASS E] INCLUDING ALTERATIONS TO FENESTRATION AND ERECTION OF BIN STORE

Reference number

PL/2026/0249

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

26/05/2026

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

Condition number(s)

CONDITION NR 3 - WINDOWS
CONDITION NR 7 - CYCLE STORE

Has the development already started?

- [x] Yes
- [ ] No

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

31/08/2026

Has the development been completed?

- [ ] Yes
- [x] 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 DRAWING NUMBERS
K242-100 REV A
K242-101 REV A
K242-500
K242-501
K242-502
BIKE LOCKER SPECIFICATION

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 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

- Stott

Date

16/11/2026