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

Suffix

Property Name

Bank Top Farm

Address Line 1

Hollingworth Road

Address Line 2

Address Line 3

Rochdale

Town/city

Littleborough

Postcode

OL15 0AU

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

Easting (x)

393686

Northing (y)

415868

Description

Applicant Details

Name/Company

Title

Mrs

First name

Sue

Surname

Davies

Company Name

Bank Top Farm Ltd

Address

Address line 1

Bank Top Farm

Address line 2

Hollingworth Road

Address line 3

Littleborough

Town/City

Rochdale

County

Country

Postcode

OL15 0AU

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Ross

Surname

Erwin

Company Name

Corstorphine & Wright

Address

Address line 1

Tribeca House

Address line 2

21-27 Dale Street

Address line 3

Town/City

Manchester

County

Country

Postcode

M1 1EY

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 a single storey farm shop building with cafe, access, parking, and landscaping and other associated works.

Reference number

23/01061/FUL

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

17/06/2024

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

Condition number(s)

Condition 4: Materials and Finishes.
Condition 5: Boundary Treatments and Retaining Walls.
Condition 6: Vehicle Access.
Condition 7: Surface and Drainage Details to Access and Parking Area.

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

⊘ Yes
◯ No

If Yes, please indicate which part of the condition your application relates to

Condition 4: Approval of materials prior to construction.
Condition 5: Approval of materials prior to construction.
Condition 6: Approval of design prior to construction.
Condition 7: Approval of design and materials prior to construction.

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 4: External Materials.
C&W Drawings:
- 21358-2151-Proposed Elevations (In Site Context)
- 21358-2152-General Arrangement Elevations
- Schedule of External Facing Materials and Finishes.
Physical samples will be made available to view on site.

Condition 5: Boundary Treatments.
C&W Drawing:
- 21358-xxxx- Proposed Boundary Treatments.

Condition 6: Vehicle Access Arrangements.
C&W Drawing:
- 21358-2020-Site General Arrangement Plan - Ground Floor (Amended To Show Locations of Tactile Paving)
TJBA Drawing:
- tjba-davies-bank top farm shop-highways s278 plan & dets-rev0.pdf.

Condition 7: Surface and Drainage Details for Parking Bays and Access
TJBA Drawing:
- Drainage Plan and Details Rev 02
- Drainage Strategy Report -tjba-davies-bank top farm shop-DSR-110826

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] 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

Ross Erwin

Date

17/11/2026