

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION

APPLICATION REFERENCE: 23/00870/ANM

Name and address for correspondence:	Applicant name:
Mr Robert Greenwood Vital Energi Century House, Roman Road Blackburn, Lancashire BB1 2LD United Kingdom	Ms Maykee Liu

Part I - Particulars of Application

Date of Application: 9 August 2023

Proposal:	Application for non-material amendment to planning permission 20/00687/FUL in relation to Re-alignment of the PV panels/Substations/access road in terms of locations, Increase in height of the substation buildings, clarity on specification of security fence and location of animal fencing and confirmation on location and height of CCTV Posts
Location:	Chamber House Land , 12 Off Rochdale Road East, Heywood, Greater Manchester, Rochdale, OL10 1RL

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that the revised details listed in Part I above have been approved as a non-material amendment to the existing planning permission.

The Council hereby **GRANTS** the above development in accordance with the revised details as stated on the application form subject to the following conditions and reasons:

Conditions and Reasons:

- 2 This permission relates to the following approved plans:
- 00060-100 - Site Location Plan
 - 00060-100 Z - 1:2500 Site Boundary
 - 00060-106 - Figure 5 - Site Setting
 - 00060-107 - Figure 13: Site Access
 - 00060-108 - Figure 12: Road Access Map

 - 50716-VE-SW-XX-DR-A-XX01 Rev AB - Site Setting Out Plan
 - 50716-VE-SW-XX-S-A-XX01 Rev AB - Typical Elevation & Section Through Solar Array
 - 50716-VE-SW-XX-DR-A-XX03 Rev AB - Landscaping & Ecology Plan
 - 1192-01 Rev A (planting specification only)

- 50716-VE-SW-XX-DR-A-XX12 Rev AB - CCTV Post Support Base Layout and Section
- WEC - TP4T - GA 00 TP4T - Tubular Tilting Pole
- 50716-VE-SW-XX-DR-A-XX05 Rev C1 - Substation Arrangement (LV) Base Layout and Section
- 50716-VE-SW-XX-DR-A-XX08 Rev AB - Feeder Pillar Base Layout & Section (Scope)
- 50716-VE-SW-XX-DR-A-XX07 Rev P1 - Control Room GRP Layout and Elevations
- 50716-VE-SW-XX-DR-A-XX10 Rev AB - Switch Gear GRP Layout and Elevations
- 50716-VE-SW-XX-DR-A-XX11 Rev C1 - HV Switchgear Base Layout and Section
- 50716-VE-SW-XX-TS-X-6201 Rev P02 - Perimeter fencing
- 50716-VE-SW-XX-DR-A-XX02 Rev P5 - Road Plan, Construction Sections & Details

The development shall be carried out in complete accordance with the approved drawings unless otherwise required by condition of this permission.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Core Strategy, the Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 8 The landscaping works shown on the approved plans 50716-VE-SW-XX-DR-A-XX03 Rev AB - Landscaping & Ecology Plan and 1192-01 Rev A - Planting Plan (planting specification only) shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season after the development is substantially completed, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Policies P2, P3, G6 and G7 of the Core Strategy and the National Planning Policy Framework.

Date Decision Issued 27 June 2024

Melanie Hale
Head of Planning Services

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE.

THIS DECISION NOTICE SHOULD BE READ IN CONJUNCTION WITH THAT OF THE PARENT PLANNING PERMISSION THE CONDITIONS OF WHICH APPLY TO THE PROPOSAL AS AMENDED.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to

payment of an additional fee per request: £34.00 for householder applications and £116.00 in all other cases.

INFORMATIVE:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.