



KELLEN
HOMES

Rochdale Metropolitan Borough Council
ROCHDALE MBC,
Economy and Environment,
Planning Service,
Rochdale,
OL16 1XU

22nd December 2022

Dear Sir/Madam

Application under Section 73 of the Town and Country Planning Act 1990 for a minor material amendment to planning permission 21/00744/FUL relating to condition 2 Under Section 73 of the Town and Country Planning Act 1990.

Kellen Homes has submitted an application for a minor material amendment to approved application (reference: 21/00744/FUL) which was for:

"Residential development of 311 dwellings (Use Class C3) with associated infrastructure, landscaping and access"

The application was submitted via the Planning Portal on 31st October 2022 (Planning Portal ref: PP-11659175). The requisite application fee of £266.20 has been paid directly via the Portal.

The applicant, namely Kellen Homes, hereby requests the withdrawal of the afore mentioned NMA application, as discussed with officers, with all minor proposed changes being captured within this Section 73 application.

Alongside this covering letter, the application submission documents include:

- Application forms and certificate B;
- Site Plan (plan reference: **DS/CSL-CL/01 revision AX**)

Proposal

This Section 73 application is submitted to very approved Plan KH/DS/PSL/01 Rev AR within condition 2 which states:

"Approved Plans and Documents. This permission relates to the following plans:- Site Location Plan KH/DS/LP/01 Rev A Site Layout KH/DS/PSL/01 Rev AR Landscape Layout (Sheets 1&2) P.1580.21.03 Rev B Character Area and Housetype Pack Rev C and the development shall be carried out in accordance with these drawings hereby approve."

The variation to this condition will enable allotments to be provided in line with officer and member requests along with the minor layout changes as described within the withdrawn NMA application.

The section 73 clause within the section 106 is such that this amendment will not necessitate a section 106 revision.

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Background

Following the resolution to grant on application 21/00744/Ful on July 28th and the decision issued on September 9th 2022, Kellen have been in discusison with officers and members of Rochdale Borough Council.

It is an expressed aspiration for the members, in response to a request from members of the public, to provide allotments in this area. And this Section 73 application will enbale this provsion.

I look forward to a timely determination.

Yours faithfully,

Ray Collins

Head of Architecture and Planning Design