

13th January 2024

Mr Ryan Grant
Planning and Development
Rochdale Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Dear Ryan,

Section 96a Non Material Amendment Application to ref. 20/01524/REM to vary Condition 1 (Approved Plans) – Land bound by Manchester Road, Hareshill Road And Pilsworth Road, South Heywood, Rochdale

Dear Ryan,

This Section 96a Non Material Amendment planning application seeks to vary condition 1 (approved plans) of planning permission reference 20/01524/REM, which approved the following description of development on 27th May 2022.

“Reserved Matters Approval for appearance, landscaping, layout and scale (with access already approved) for 61 dwellings and associated works pursuant to Hybrid Permission 16/01399/HYBR”

The application seeks to replace the housetypes approved under planning application ref. 20/01524/REM with updated housetypes (see Table 1 below). Minor layout and landscaping amendments are proposed to accommodate the updated housetypes, however the proposed road layout has not changed from that approved under reference: 20/01524/REM. The proposed boundary treatments and hard surfacing also remain unchanged from that approved.

It is proposed the following approved plans at Condition 1 will be replaced with the updated plans submitted with this Non-Material Amendment application, as summarised in the table below:

Approved plan references under Condition 1	Updated plan references to be approved under Condition 1
19105 SK01 Planning Layout Rev P18 (24/02/2022)	19105 SK01 Planning Layout Rev P18
19105 HT01 K Floor Plan and Elevation (17/03/2022)	House Type Pack (HT01 Rev E January 25);

19105 HT02 K Floor Plan and Elevation (17/03/2022)	
19105 HT03 K Floor Plan and Elevation (17/03/2022)	
19105 HT04 K Floor Plan and Elevation (17/03/2022)	
19105 HT05 K Floor Plan and Elevation (17/03/2022)	
19105 HT06 K Floor Plan and Elevation (17/03/2022)	
19105 HT07 K Floor Plan and Elevation (17/03/2022)	
19105 HT08 K Floor Plan and Elevation (17/03/2022)	
19105 HT09 K Floor Plan and Elevation (17/03/2022)	
19105 HT10 K Floor Plan and Elevation (17/03/2022)	
19105 HT11 K Floor Plan and Elevation (17/03/2022)	
19105 HT12 K Floor Plan and Elevation (17/03/2022)	
19105 HT13 K (Floor Plan and Elevation 17/03/2022)	
19105 HT14 K Floor Plan and Elevation (17/03/2022)	
19105 03 F Boundary Treatment Layout (24/05/2022)	19105 Boundary Treatment Layout Revision G
19105 07 Finished Floor Level Plan (24/03/2022)	Finished Floor Levels (10-01 Revision P)
3433 101 Landscape Masterplan Rev L (24/03/2022)	Landscape Layout (4778 101A)
3433 201 Planting Plan Sheet 1 of 3 Rev G (25/03/2022)	Planting Plan 1 of 3 (4778 201)
3433 202 Planting Plan Sheet 2 of 3 Rev G (25/03/2022)	Planting Plan 2 of 3 (4778 202)
3433 203 Planting Plan Sheet 3 of 3 Rev G (25/03/2022)	Planting Plan 3 of 3 (4778 203)

Table 1: Approved plans to be replaced under Condition 1

The following additional drawings have been provided to assist with the Council's assessment of the application:

- Waste Management Plan (ref. 19105 WM01)
- Hard Surfacing Layout (ref. ref. 19105 HS01)
- EV Charging Layout (ref. ref. 19105 EV01)
- Street Scene (ref. 19105 SS01)
- Interface Distance Plan (ref. 19105 ID01)

The submitted Planning Layout demonstrates there has been minimal changes from that approved under reference 20/01524/REM, as summarised below:

- The proposal is for 61 dwellings, the same no of dwellings as approved under 20/01524/REM
- The road layout remains as approved under 20/01524/REM
- The public open space area and associated landscaping remains as approved under 20/01524/REM
- The housetypes comprise of 2 – 2.5 storey properties – as approved under 20/01524/REM
- The housing mix will comprise 22no. 3 bedroom units (circa. 36%), 32no 4 bedroom units (circa. 52%) and 7no. 5 bedroom units (circa. 11%). This provides an almost identical housing mix to that approved under reference: 20/01524/REM (24x 3 beds, 34 x 4 beds and 3 x 5 beds).
- There are no material changes to the approved drainage scheme and finished floor levels
- The proposed interface distances to existing properties is either the same, or increased from the approved scheme under 20/01524/REM.
- No alterations to the red edge
- No alterations to the proposed vehicular or pedestrian access
- The proposed house types and gardens are in approximately the same locations as approved
- The proposals respect the requirements of the Hybrid Planning Permission (ref. 16/01399/HYBR), including compliance with the approved plans listed under Condition 2 and the Design Code approved under discharge of condition 12.

The house types proposed reflect those which have already been approved as part of the directly adjacent Phase 1 scheme currently being built out and deemed acceptable by the Council (which forms part of the same masterplan area). In the context above it is considered a Non-Material Amendment planning application is the most appropriate route for the proposed amendments.

I trust that I have provided everything that you require to validate and progress the application towards a favourable determination. However, please do not hesitate to contact me if you have any queries or require any further information.

Yours sincerely,



Thomas Relph

Land and Planning Associate Director