

Our Ref: 04B813157/RS/LS

Your Ref: 22/00787/REM

01 September 2023

Ryan Grant
Planning & Development
Rochdale Borough Council
Floor 3, Number One Riverside
Smith Street,
Rochdale
OL16 1XU

Dear Ryan,

NON-MATERIAL AMENDMENT TO PLANNING REFERENCE 22/00787/REM – LAND BOUND BY MANCHESTER ROAD, HARESHILL ROAD AND PILSWORTH ROAD, SOUTH HEYWOOD, TO AMEND THE SCHEDULE OF PLANS CONSENTED UNDER CONDITION 1.

On behalf of our client Russell Homes (UK) Ltd, please find enclosed an application for a non-material amendment ('NMA'), to Reserved Matters approval ref: 22/00787/REM. This NMA is submitted under Section 96A of the Town and Country Planning Act 1990.

Background

A reserved matters approval was approved on the 08 September 2022, under application reference 22/00787/REM, for the following development:

"Submission of reserved matters (including Appearance, Landscaping, Layout and Scale) for the construction of a distribution centre with ancillary office accommodation, gatehouse and access arrangements, car parking, HGV bays, sprinkler tanks and pump house, attenuation ponds, landscaping, spine road and other associated works, together with preparatory earthworks and landscaping on adjoining development plots pursuant to 16/01399/HYBR."

The changes made as part of this application relate to the reserved matters approval (ref: 22/00787/REM), and seeks to amend the current consented ground levels, as the proposed earthworks and the removal of ground material is expected to be lower than that which has been consented. The Applicant is therefore seeking to increase the levels on site.

Avison Young, the Applicant and Council have discussed the planning strategy with Council Officers prior to submission of this application. It was agreed that the increase in ground levels would be considered a minor change and can be dealt with via a non-material amendment

application, providing the overall height of the development (ground levels and building heights combined) would remain the same.

The Applicant is therefore reducing the permitted maximum (whether to ridge or to eaves, which ever is highest) building heights from 19m from FFL to 17m from FFL, via a separate non-material amendment, to correlate with the increase in ground levels.

Reducing the quantum of material that needs to be removed from the site will result in environment, economic and social benefits, including a reduction in construction traffic which would cause less disruption on the roads and to neighbouring properties. It is considered a more suitable and sustainable option to retain the material on site as far as possible rather than remove material unnecessarily. The following section outlines the changes proposed to the consented plans.

Proposed Amendment to Condition 1

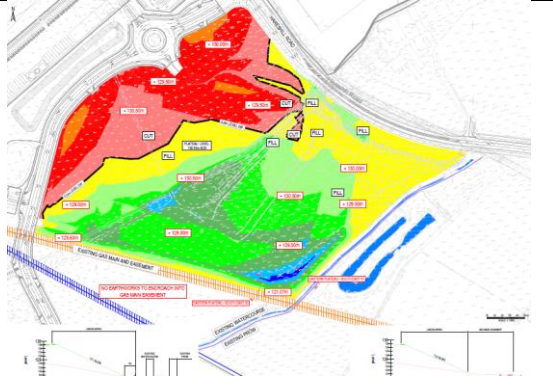
This non-material amendment application seeks to amend Condition 1 which consents an updated *Schedule of Submission Documents* – 8th September 2022.

The following plans which were consented through the RM are to be superseded:

- SOHW-WYG-00-ZZ-90-C-0125, Rev C02 - EASTERN PLATEAU CUT AND FILL ANALYSIS
- SHP1-ASA-00-ZZ-ZZ-D-A-0013-(SO-P2)-PROPOSED SITE SECTIONS

An explanation on the changes sought through this NMA is set out below in Table 1 and 2.

Table 1. Changes to the ground levels and sections.

Current approved layout	Updated layout
EASTERN PLATEAU CUT AND FILL ANALYSIS (ref: SOHW-WYG-00-ZZ-90-C-0125, Rev C02)	EASTERN PLATEAU CUT AND FILL ANALYSIS (ref: SOHW-WYG-00-ZZ-90-C-0125, Rev P03)
	

Justification: The previous consented plan allowed for a maximum plateau level of 128.70m of the eastern plateau. The updated cut and fill analysis seeks consent to increase the levels to 130.5m. This is a total increase of circa 2m in ground floor levels. The reasoning for the minor change in levels is that less earthworks material is required to be moved off site.

Table 2. Updates to Sections

PROPOSED SITE SECTIONS (ref: SHP1-ASA-00-ZZ-00-D-A-0013_(S0-P2))	PROPOSED SITE SECTIONS (ref: SHP1-ASA-00-ZZ-00-D-A-0013_(S0-P3))

Justification: The sections shown on the updated proposed site sections include changes to Section A – A and Section B – B. The changes have been made to show the increase in levels as proposed in the cut and fill analysis above.

Submitted Documentation

In addition to this covering letter, the application comprises the following documents:

- Completed application forms;
- Relevant planning application fee;
- EXISTING SITE LOCATION PLAN (REF: SHP1-ASA-00-ZZ-00-D-A-0001 (S0-P3), prepared by Ashton Smith Associates.
- EASTERN PLATEAU CUT AND FILL ANALYSIS (REF: SOHW-WYG-00-ZZ-90-C-0125, Rev P03), prepared by WYG
- PROPOSED SITE SECTIONS (REF: SHP1-ASA-00-ZZ-00-D-A-0013 (S0-P3), prepared by Ashton Smith Associates

A summary of the plans to be superseded is attached at **Appendix I**. The planning application fee has been calculated as £298 (including VAT & Planning Portal service charge) and this amount has

been paid via BACS to the Planning Portal (ref: PP-12405541). I trust the information provided within this submission is sufficient to validate and determine the application. If you have any queries, please do not hesitate to contact me.

Yours sincerely,



Larna Smith
Planner
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For and on behalf of Avison Young (UK) Limited

enc. Appendix I – Schedule of Submission Documents

APPENDIX I

South Heywood Commercial Area

Plot 1 Distribution Centre, Spine Road, Earthworks and Landscaping Non-Material Amendment to the Reserved Matters Application (ref: 22/00787/REM)

Schedule of Submission Documents – 31 August 2023

Drawing Title	Approved Plan Reference (22/00787/REM) TO BE SUPERSEDED	Updated Drawing Reference For S96(A)
EASTERN PLATEAU CUT AND FILL ANALYSIS	SOHW-WYG-00-ZZ-90-C-0125, C02	SOHW-WYG-00-ZZ-90-C-0125, P03
PROPOSED SITE SECTIONS	SHP1-ASA-00-ZZ-00-D-A-0013_(S0-P2)	SHP1-ASA-00-ZZ-00-D-A-0013_(S0-P3)