

Planning Services  
Rochdale Council  
Number One Riverside  
Smith Street  
Rochdale  
OL16 1XU

**FAO: Ryan Killeen (Senior Planning Officer)**

16<sup>th</sup> August 2023

Dear Sir/Madam,

**RE: LAND AT ROYLE ROAD, ROCHDALE – NON-MATERIAL AMENDMENT TO APPLICATION REF: 20/01401/AM**

I write in relation to the above site, to inform that a further Section 96A Application (non-material amendment) to vary condition 2 (approved plans) and 4 (Boundary Treatments) of App Ref: 20/01401/AM, has today been submitted via the Planning Portal (PP-12392494).

The application comprises the following documents alongside this supporting letter:

- Application Form and Certificates;
- Planning Layout (dwg ref: SK537-PL(S73) Rev AB); and
- Boundary Plan (dwg ref:SK537-BP-01 Rev R).

The fee payable for this application amounts to £234.00. Payment of the requisite fee has been made via the Planning Portal.

### **Background**

Planning Permission was granted in August 2020 for the following development at the above site:

*“Erection of 201 dwellings and a block of 24 apartments including the demolition of existing structures together with associated ground works to the north of the site, public open space, landscaping and vehicular access from Royle Road”*

The scheme has since been amended under a S73 Application to reduce the overall number of units from 225 to 222 (App Ref: 20/01401/AM).

In August 2022, a non material amendment following planning permission 20/01401/AM for relocation of proposed substation including alterations to the substation’s scale and appearance.

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## Proposed Non-Material Amendment

The changes proposed are summarised below:

- Addition of photovoltaic panels to plots 1 - 22, 79 - 90, 117 - 159 & Apartments 54 - 77 in response to changes under Part L of the Building Regulations. The positioning of panels is shown on the submitted Planning Layout. The specification for the panels which will be sat flush with the roof tiles is also submitted as a new plan.
- Amendment to the boundary fence which runs along the northern boundary of the site to reduce height from 1200mm to 1100mm.

This application therefore seeks to vary the wording of Condition 2 (approved plans) in order to substitute the approved plans with those submitted as part of this application, as listed below:

| Condition 2 Approved Plans                | New Plans for Approval                           |
|-------------------------------------------|--------------------------------------------------|
| Planning Layout – SK537-PL(S73)-01 Rev AA | Planning Layout – SK537-PL(S73)-01 <b>Rev BA</b> |
| Boundary Plan – SK537-BP-01 Rev P         | Boundary Plan – SK537-BP-01 <b>Rev R</b>         |
|                                           | Photovoltaic Panel Arrangements Ref: NSTDF-8101  |

An amendment is sought to Condition 4 (Boundary Treatments) to ensure the boundary plan revision aligns with the updated drawing submitted as part of this NMA.

The proposed changes do not result in a materially different scheme, with differing impact when considering the proposed changes within the context of the wider development. Therefore, we request that these changes be determined under Section 96A of the Town and Country Planning Act 1990 (As Amended).

I trust that you will find this in order and look forward to receiving confirmation that the application has been validated. Should you have any queries regarding the proposed amendments, please do not hesitate to get in contact.

Yours faithfully,



**Isla Brady**  
**Senior Planner**  
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