ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION

APPLICATION REFERENCE: 21/00390/ANM

Name and address for correspondence:	Applicant name:
Mr Philip Grant Avison Young 7 Norfolk Street Manchester M2 1DW	

Part I - Particulars of Application

Date of Application: 15 March 2021

Proposal:	**Application for non-material amendment to planning permission 16/01399/HYBR for amendments to wording of Schedule 2 Conditions 10, 11 and 13**
Location:	**Land Bound By Manchester Road, Hareshill Road And Pilsworth Road, West Of Junction 19 Of The M62, Rochdale, ,**

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:

10 Conditions and Reasons relating solely to Schedule 2:

Condition 10

The development hereby permitted shall provide no more than 116,500m² of floorspace (GIA) for use within Use Class B8 of the Town and Country Planning (Use Classes) order (as amended) and no more than 18,960m² of floorspace (GIA) for use within Use Class B2 of the Town and Country Planning (Use Classes) order (as amended).

Reason: In the interests of the safe operation of the highway network and in compliance with policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

11 Condition 11

The development and all reserved matters applications shall accord with the following approved plan and parameters:

Land Use and Height Parameters Plan Drawing No 4846_SP(90)43 Rev S

Reason: For the avoidance of any doubt and to ensure that the development is carried out in accordance with the approved parameters and specifications.

13 Condition 13

Prior to the submission of any reserved matters application, a detailed and comprehensive Phasing Plan and Programme for the development, presenting its holistic delivery, shall be submitted to and approved in writing by the local planning authority. The submitted details shall indicate the extent of each phase, the sequence of development, the approximate number of units proposed within each phase and the associated timetable of works, and shall broadly accord with the development layout indicated in the Land Use and Height Parameters Plan Drawing No 4846_SP(90)43 Rev S and the approved Design Code framework. The Phasing Plan and Programme will be updated and resubmitted with each subsequent reserved matters application.

The development shall then be constructed in accordance with the approved Phasing Plan and Programme.

Reason: To ensure the satisfactory coordination of this comprehensive development, that ensures proper planning of the area

Reason for pre-commencement condition: The programming of the development must be agreed before development commences.

Date Decision Issued



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Signed on behalf of the Council

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.

This decision notice is to be read alongside that issued with planning permission 16/01399/HYBR and non-material amendments 20/00417/ANM, 20/00464/ANM, 20/00933/ANM, 20/01270/ANM, 20/01413/ANM, and 20/01388/ANM. All conditions that were imposed on the previous planning permission remain with the exception of those amended by the listed non-material amendments.