

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION

APPLICATION REFERENCE: 23/01155/ANM

Name and address for correspondence:	Applicant name:
Mr Andrew Baxter Redside Capital Resources 10a Goose Green Altrincham Cheshire WA14 1DW United Kingdom	Mr Andrew Baxter

Part I - Particulars of Application

Date of Application: 31 October 2023

Proposal:	Non material amendment following planning permission 22/00523/FUL (Change of use from Hotel (Class C1 use) to Residential Care Home (Class C2 use) including alterations to fenestration on side elevation) retention of the existing east elevations and not incorporate the changes to the east elevation permitted under the planning approval
Location:	Moss Lodge , Kings Road, Rochdale, OL16 5HW

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:

- 1 The permission relates to the following plans:
 - o Existing Ground Floor Plan - Drawing No. NA (-2) 000 dated 10/2023
 - o Existing North East Elevation - Drawing No. NA (-4) 010 dated 10/2023

and the development shall be carried out in accordance with these drawings hereby approved.

Reason: For the avoidance of doubt, and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date Decision Issued 11 December 2023

Daniela Ripa
Interim Head of Planning Services

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 22/00523/FUL and all conditions that were imposed on the previous planning permission remain.