



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
Number One Riverside
Smith St
Rochdale
OL16 1XU

Phone : 01706 924305

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Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Area of land, known as Rochdale Station Square, located to the north of Rochdale railway station including Station Road, Maclure Road, Dowling Street, and Lower Tweedale Street.

Applicant Details

Name/Company

Title

Mr

First name

Huw

Surname

Nicholas

Company Name

Arcadis

Address

Address line 1

Suite 1A

Address line 2

4 Piccadilly Place

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M1 3BN

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Huw

Surname

Nicholas

Company Name

Arcadis

Address

Address line 1

Suite 1A

Address line 2

4 Piccadilly Place

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M1 3BN

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☒ Yes
☐ No
☐ Not applicable

Name of person notified:

***** REDACTED *****

House name:

Nye Bevan House

Number:

Suffix:

Address line 1:

Maclure Road

Address Line 2:

Town/City:

Rochdale

Postcode:

OL11 1DN

Date notice served:

15/08/2024

Name of person notified:

***** REDACTED *****

House name:

Square One

Number:

4

Suffix:

Address line 1:

Travis Street

Address Line 2:

Town/City:

Manchester

Postcode:

M1 2NY

Date notice served:

15/08/2024

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Public realm works including: new public square; relocation of taxi rank and car parking spaces; and associated works.

Reference number

22/01551/FUL

Date of decision

26/07/2023

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Substitution of the Landscape Proposals General Arrangement Plan and the Landscaping Illustrative Masterplan referenced in Condition 2.

Please state why you wish to make this amendment

Rochdale Station Square was granted permission (Ref: 22/01551/FUL) June 2023 with the Council continuing discussion with TfGM in relation to the strategy for buses serving the station. Condition 2 required the scheme to be carried out in accordance with the following plans:

- 36072-L-91-101 Rev A Landscape Proposals General Arrangement Plan
- 36072-L-91-050 Rev A Landscape Proposals Illustrative Masterplan

In consultation with Rochdale Members, it was agreed that a section of Station Rd outside the station will be retained and be bus and cycle only. There have also been on-going discussions with a wider range of stakeholders in relation to the production of a preliminary design for RSSq which have resulted in minor amendments. These changes have been reflected in an amended General Arrangement drawing produced by Arcadis.

Since the grant of planning the design team has been in discussion with TfGM Strategy and Bus Operations Team regarding the retention of the route for buses servicing the railway station. Although a viable minor diversion of services was presented within the Transport Assessment to allow buses to call at the station and achieving a pedestrianised RSSq, it was agreed with Rochdale Members and TfGM that the routing for buses would need to be retained. As such, a 'Bus Only' (including cyclists) lane has been incorporated into the scheme running along the current alignment of Station Road, past the northern entrance to the station, within the existing boundary of the Public Highway.

To achieve this the junction of Station Road with Maclure Road has been retained with some adjustments to reduce the width of the carriageway to reflect the simplifying of the traffic signals. New traffic signals arrangements will be included to:

- Manage buses crossing the Metrolink tracks.
- Implement shuttle working for the buses through RSSq via a single carriageway, minimising the area of highway infrastructure.

Consultation has taken place with representatives from TfGM teams including Strategy & Policy, Bus Operations, Metrolink, and Urban Traffic Control (UTC) all of whom have not raised any objections to amended General Arrangement.

The design team have been consulting with a wide range of stakeholders to refine the wider landscaping strategy for RSSq. Engagement has taken place with:

- TfGM – Metrolink, Active Travel, Bus & UTC
- RBC – Highways, Environ Management, Street Lighting, Drainage, Culture & Placemaking, Heritage
- Nye Bevan House
- Network Rail

As a result there have been minor changes to landscaping elements to reflect safety, operational, future maintenance requirements, and avoiding underground utilities. Throughout the period since grant of planning the design team has consulted with the lead urban designer for the approved scheme in their role as 'design guardian'. This has been to ensure any amendment are minimal and necessary, but still is in keeping with the vision and spirit of the permitted scheme.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

36072-L-91-101 Rev A Landscape Proposals General Arrangement Plan
36072-L-91-050 Rev A Landscape Proposals Illustrative Masterplan

New plan/drawing numbers

30188877-ARC-XX-XX-DR-LA-000101 P11 Rochdale Station Square Landscape & Urban Realm Revised Concept Plan
30188877-ARC-XX-XX-DR-LA-000107 P01 Rochdale Station Square Landscape & Urban Realm Illustrative Masterplan

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

**** REDACTED ****

First Name

**** REDACTED ****

Surname

**** REDACTED ****

Reference

N/A

Date (must be pre-application submission)

25/07/2024

Details of the pre-application advice received

Discussion to describe nature and scale of the amendments to the General Arrangement since grant of planning permission and determine the type of application required to be submitted.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Huw Nicholas

Date

23/08/2024