



Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION

APPLICATION REFERENCE: 23/01247/ANM

Name and address for correspondence:	Applicant name:
Mr Neil Walker Russell Homes (UK) Ltd 13 Westpoint Enterprise Park Clarence Avenue Trafford Park M17 1QS United Kingdom	Mr Neil Walker

Part I - Particulars of Application

Date of Application: 21 November 2023

Proposal:	Application for non-material amendment to planning permission 20/00607/FUL to conditions 2 and 4 site layout and landscaping plans,
Location:	Land Off New Road , Littleborough,

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 This permission relates to the following plans and documents:

Drawing No: 19103_01 Rev P11 - Proposed Site Layout
Received 14th November 2023

Drawing No: 5612.20 Rev J - Landscape Proposal Phase 1 & 2 (1 of 3)
Drawing No: 5612.21 Rev J - Landscape Proposal Phase 1 & 2 (2 of 3)
Drawing No: 5612.22 Rev J - Landscape Proposal Phase 1 & 2 (3 of 3)
Drawing No: 5612.23 Rev J - Landscape Proposal Phase 1 & 2 (Full Site)
Received 11th April 2024

The development shall be carried out in accordance with the approved plans and documents.

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, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 2 All planting, seeding or turfing comprised within the approved scheme of Landscaping (Drawing No: 5612.23 Rev J - Landscape Proposal Phase 1 & 2 (Full Site), Drawing No: 5612.20 Rev J - Landscape Proposal Phase 1 & 2 (1 of 3), Drawing No: 5612.21 Rev J - Landscape Proposal Phase 1 & 2 (2 of 3), Drawing No: 5612.22 Rev J - Landscape Proposal Phase 1 & 2 (3 of 3) shall be carried out in the first planting and seeding seasons following the occupation of 50% of the development; any trees or plants which, within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In order to achieve a satisfactory level of landscaping in accordance with Policies C1, C3, DM1, E5, G6, G7 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date Decision Issued 24 April 2024

Melanie Hale
Head of Planning Services

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

This decision notice is to be read alongside that issued with planning permission 20/00607/FUL. All conditions that were imposed on the previous planning permission as amended by any other application remain.