

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION

APPLICATION REFERENCE: 24/00694/ANM

Name and address for correspondence:	Applicant name:
Mr Christopher Fisher DLA Architecture Ltd 6 East Parade Leeds LS1 2AD United Kingdom	Mr Ian Smith

Part I - Particulars of Application

Date of Application: 15 July 2024

Proposal:	Application for non-material amendment to planning permission 22/01200/FUL comprising of:- , Revised electric vehicle charger point provision for Unit J1; car park/pedestrian access gates added to site plan; condenser compounds indicated; car share spaces added; retaining wall arrangement revised; new security fencing to car parks and rear of buildings; unit J1 car park realigned to avoid electric services, service margin to buildings revised from concrete to asphalt, ground floor window added to boyth units; 1no. final exit door on unit 1 repositioned, 1no. final exit door on unit 2 repositioned, louvres added to elevations of both units and composite cladding changed to built up.
Location:	Kingsway Business Park Rochdale - Plot J2 Bordering John Milne Avenue And James Kearns Avenue, 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:

- 2 This permission relates to the following plans:-
- o KPJ-DLA-J1-XX-DR-A-20000 Rev. P04 - Unit J1 Ground & First Floor GA
 - o KPJ-DLA-J1-XX-DR-A-20010 Rev. P04 - Unit J1 GA Elevations and Section
 - o KPJ-DLA-J2-XX-DR-A-20000 Rev. P05 - Unit J2 Ground & First Floor GA

- o KPJ-DLA-J2-XX-DR-A-20010 Rev. P06 - Unit J2 GA Elevations and Section
- o KPJ-DLA-JS-XX-DR-A-90066 Rev. P11 - Site Plan
- o KPJ-DLA-JJ-XX-DR-A-90066 Rev. P06 - External Works
- o KPJ-DLA-JJ-XX-DR-A-90066 Rev. P05 - Fencing

and the development shall be carried out in complete 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, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 12 The development hereby permitted shall not be brought into use until the security fencing as indicated on drawing no. KPJ-DLA-JS-XX-DR-A-90073 Rev P05 - Fencing has been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: In the interests of amenity and in compliance with policies P3, G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date Decision Issued 23 August 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.

INFORMATIVE:

This decision notice is to be read alongside that issued with planning permission 22/01200/FUL and all conditions that were imposed on all previous applications and amendments, with the exception of those conditions which are explicitly varied in accordance with the provisions of this decision or which have been explicitly varied by way of other S96A non-material amendments.