

Town and Country Planning Act 1990 (as amended)

## **NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION**

APPLICATION REFERENCE: 25/00358/ANM

|                                                                               |                 |
|-------------------------------------------------------------------------------|-----------------|
| Name and address for correspondence:                                          | Applicant name: |
| Ray Collins<br>Kellen Homes<br>105 Dalton Avenue<br>Birchwood Park<br>WA3 6YF | Ray Collins     |

### **Part 1 - Particulars of Application**

Date of Application: 2 April 2025

|                  |                                                                                                                                         |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>Non-material amendment to planning permission 23/00070/VRCON for the change of house types to plots 118-121, 133-136 and 178-180</b> |
| <b>Location:</b> | <b>Land Off Don Street, Middleton, ,</b>                                                                                                |

### **Part 2 Compliance with Conditions**

It is YOUR responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

### **Part 3 - 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: DS/CSL-CL/01 Rev BJ  
Received 2nd April 2025

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.

This decision notice is to be read alongside that issued with planning permission 23/00070/VRCON. All conditions that were imposed on the previous planning permission remain with the exception of those amended by the listed non-material amendments.

**Date Decision Issued          30 April 2025**

**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.**