

Town and Country Planning Act 1990 (as amended)

# NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION

APPLICATION REFERENCE: 24/00743/ANM

|                                                                                                                           |                  |
|---------------------------------------------------------------------------------------------------------------------------|------------------|
| Name and address for correspondence:                                                                                      | Applicant name:  |
| Ms Kirsty Wright<br>Westchurch Homes Limited<br>Kennedy House<br>31 Stamford Street<br>Altrincham<br>Cheshire<br>WA14 1ES | Ms Kirsty Wright |

## Part I - Particulars of Application

Date of Application: 2 August 2024

|                  |                                                                                                                                                                                                                       |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposal:</b> | Non-material amendment to planning permission 24/00394/VRCON amendments to relocation of the Substation in addition to amended positioning of plots 43-62 and 63-72 to reflect United Utilities easement requirements |
| <b>Location:</b> | Marina Ropes Ltd, Cartridge Ropery, Brunswick Street, Heywood, OL10 1HA                                                                                                                                               |

## 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 amended conditions and reasons:

Conditions and Reasons:

- 1 This permission relates to the following plans:-
  - SL01 Location Plan
  - PL01 Rev. K - Proposed Site Layout
  - 05-001 Proposed Housetype Elevations Burghley/ Burghley Alt
  - 05-002 Proposed Housetype Elevations Knowl Rev A
  - 05-003 Proposed Housetype Elevations Arundel + Rev A
  - 05-004 Proposed Housetype Elevations Arundel Rev A
  - 05-005 Proposed Housetype Elevations Chatsworth Rev A
  - 05-006 Proposed Housetype Elevations Woburn + Rev A
  - 05-007 Proposed Housetype Elevations Woburn ++ Rev A
  - 05-008 Proposed Housetype Elevations Burghley Mid Rev A

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.

- 10 The hard and soft landscaping works shall be carried out in accordance with the details contained within the plans "Landscape Proposals ref. 6725.01 rev.J" dated December 2024 and "Hard Landscaping Layout ref. HL01 rev.F" dated July 2024.

The hard and soft landscaping works shall be carried out in accordance with a scheme of timing/phasing of implementation which has first been submitted to and agreed in writing with the Local Planning Authority, or within the next planting season following the final occupation of the development hereby approved.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policies G6 and G7, Policies JP-G6, JP-G7 and JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Date Decision Issued 11 December 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 24/00394/VRCON 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.