

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION

APPLICATION REFERENCE: 25/00152/ANM

Name and address for correspondence:	Applicant name:
Harry Spawton Newmark Gerald Eve LLP Newmark Gerald Eve LLP 1 Marsden Street Manchester M2 1HW United Kingdom	..

Part 1 - Particulars of Application

Date of Application: 17 February 2025

Proposal:	Non-material amendment to planning permission 22/01410/FUL for minor amendments to approved plans
Location:	Former Department Of Work And Pensions Dcs Distribution Centre , Manchester Road, Heywood, OL10 2PZ

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:
 - 21157 - ASA - 00 - ZZ.ZZ - D - A - 0003 _ (S3 - P18) – Proposed Site Plan
 - 21157 - ASA - 00 - EX.00 - D - A - 0030 _ (S3 - P7) – Proposed Fencing Plan
 - 21157 - ASA - 00 - ZZ.GF - D - A - 0010 _ (S3 - P08) – Proposed Ground Floor Plan Units 1&2
 - 21157 -ASA -00 -EL.ZZ -D -A -0013 _ (S3 -P9) - Unit 01 and 02 Elevations
 - 21157 -ASA -00 -ZZ.RT -D -A -0012 _ (S3 -P9) - Unit 01 and 02 Roof Plan
 - 21157 - ASA - 00 - ZZ.GF - D - A - 0020 _ (S3 - P06) – Proposed Ground Floor Plan Unit 3
 - 21157 - ASA - 00 - ZZ.01 - D - A - 0021 _ (S3 - P06) – Proposed First Floor Plan Unit 3
 - 21157 - ASA - 00 - ZZ.02 - D - A - 0022 _ (S3 - P06) – Proposed Second Floor Plan Unit 3
 - 21157 - ASA - 00 - ZZ.03 - D - A - 0023 _ (S3 - P06) – Proposed Third Floor Plan Unit 3
 - 21157 -ASA -00 -EL.ZZ -D -A -0025 _ (S3 -P8) - Unit 03 elevations
 - 21157 -ASA -00 -ZZ.RT -D -A -0024 _ (S3 -P7) - Unit 03 roof plan
 - 21194-BGL-XX-XX-DR-C-00200 Rev.P24 - Proposed Levels Drawing prepared by Burrows Graham

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

Notes for Applicant:

INFORMATIVE:

This decision notice is to be read alongside that issued with planning permission 22/01410/FUL. All conditions that were imposed on the previous planning permission remain with the exception of those amended by the listed non-material amendments.

Notwithstanding the submitted details, Condition 11 of planning permission 22/01410/FUL requires a full specification of the materials/finishes to be used for the external surfaces of the approved warehouses, fencing and battery storage container to be submitted to and approved in writing by the Local Planning Authority. This condition is still pending discharge.

Date Decision Issued 25 March 2025

**Melanie Hale
Head of Planning Services**

IMPORTANT

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

THIS DECISION NOTICE SHOULD BE READ IN CONJUNCTION WITH THAT OF THE PARENT PLANNING PERMISSION THE CONDITIONS OF WHICH APPLY TO THE PROPOSAL AS AMENDED.

INFORMATIVE:

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

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: £43.00 for householder applications and £145.00 in all other cases.

INFORMATIVE:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.