



Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION

APPLICATION REFERENCE: 23/00157/ANM

Name and address for correspondence:	Applicant name:
Alison Duxbury Triangle Architects Raven House 113 Fairfield Street Manchester M12 6EL United Kingdom	Marta Krawiel

Part I - Particulars of Application

Date of Application: 14 February 2023

Proposal:	Application for non-material amendment to planning permission 21/01807/VRCON to amend landscaping scheme
Location:	Land At Balderstone Road, Ruskin Road And Curzon Road (site 3), Rochdale, OL11 2JG,

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 list of submitted plans and drawings and documents:

Location Plan ref: 101 A
Existing Site Plan ref: 102A
Existing Site Topographical Survey ref: 102 B
Proposed Site Plan ref: 103 rev E
Proposed Roof Plan ref: 104 B
Blocks 1 & 2: Proposed Plans & Elevations ref: 105 A
Blocks 3, 4, 5 & 6: Proposed Plans & Elevations ref: 106 A
Blocks 7 & 8: Proposed Plans & Elevations ref: 107 B
Proposed Boundary Treatments 1 of 2 ref: 109 rev A
Proposed Boundary Treatments 2 of 2 ref: 113 rev A
Rear Bin Store Detail Plots: 33-44 ref: 110

Demolition Plan ref: 111 B
Proposed Levels ref: 18.B.12322/205 rev L
Site Sections - Sheet 1 ref: 18.B.12322/206 A
Site Sections - Sheet 2 ref: 18.B.12322/207 A
Proposed 3D Visualisation ref: 112
Detailed Planting Plan - Balderstone Road Site. ref: D7585.004E
Existing and Proposed Drainage ref: 19B.12322-2200 E

and the development shall be carried out in 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.

- 7 Each dwelling to be fitted with biodiversity enhancement measures, as shown on the approved plan '**Detailed Planting Plan - Balderstone Road Site**' ref. **D7585.004E**, shall not be first occupied until such time as the biodiversity enhancement measures to that dwelling have been installed in accordance with the approved details. All biodiversity enhancement measures shall thereafter be retained as installed in perpetuity.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 8 The landscaping works shown on the approved landscaping plan (**Detailed Planting Plan - Balderstone Road Site, ref. D7585.004E**) shall be carried out in accordance with the approved details no later than the first planting season following final occupation of the development hereby permitted. 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 policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date Decision Issued 14 March 2023

Daniela Ripa
Interim 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 21/01807/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.