

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION

APPLICATION REFERENCE: 23/00193/ANM

Name and address for correspondence:	Applicant name:
Mrs Kate Limbert Avison Young 6th Floor 1 City Square Leeds LS1 2AL	Wates Construction Ltd

Part I - Particulars of Application

Date of Application: 23 February 2023

Proposal:	Non-Material Amendment to planning permission 21/00701/FUL (as amended by 22/00899/ANM) including changes to position of fence/gate and landscaping to south west corner
Location:	Littleborough Community Primary School , Calderbrook Road, Littleborough, Rochdale, OL15 9HW

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:
- Site Location Plan, ref: LPS-ALA-00-XX-DR-L-0008 Rev.P09
 - Proposed Areas of Development, ref: LPS-ALA-00-XX-DR-L-0021 Rev P04
 - Topographical Survey, ref: GM11360-002 Rev.A
 - Demolition Plan, ref: LPS-ALA-00-XX-DR-L-0011 Rev.P06
 - Landscape Illustrative Masterplan ref: : LPS-ALA-00-XX-DR-L-0001 Rev.P14
 - Site Layout as Proposed (Block Plan) ref: LCPS-ALA-00-XX-DR-L-0002 REV.C09
 - Detailed Site Layout as Proposed (Block Plan), ref: LPS-ALA-00-XX-DR-L-0013 Rev.C06
 - Fencing General Arrangement ref: LPS-ALA-00-XX-DR-L-0003 Rev.C05
 - Existing and Proposed Site Sections, ref: LPS-ALA-00-XX-DR-L-0004 Rev.P08

- Planting Plan ref: LCPS-ALA-00-XX-DR-L-0014 Rev. C04
- Tree Retention and Removal Plan ref: LCPS-ALA-00-XX-DR-L-001 Rev.C02
- Ground Floor Plan, ref: LCP-EWA-ZZ-00-DR-A-PL0001 Rev.C1
- First Floor Plan, ref: LCP-EWA-ZZ-01-DR-A-PL0002 Rev.C1
- Roof Plan, ref: LCP-EWA-ZZ-RF-DR-A-PL0003 Rev.C1
- Elevations 1 of 2, ref: LCP-EWA-ZZ-ZZ-EL-A-PL0004 Rev.C1
- Elevations 2 of 2, ref: LCP-EWA-ZZ-ZZ-EL-A-PL0005 Rev.C1
- Refurbished Wall Details, ref: LCP-EWA-ZZ-ZZ-DR-A-12110 Rev.P5
- Energy Centre Layouts, ref: LCP-EWA-ZZ-ZZ-DZ-A-19500 Rev.C2
- Lighting Strategy Layout, ref: 1200-CSD-EX-XX-DR-E-63302 Rev.CP3
- Proposed External Services Layout, ref: 1200-CSD-EX-XX-DR-ME-10001 Rev.CP4

The development shall be carried out in accordance with these plans 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 development shall be carried out in accordance with the recommendations of the submitted Tree Retention and Removal plan (ref LCPS-ALA-00-XX-DR-L-001 Rev.C02) and Tree Survey, Arboricultural Implications Assessment & Method Statement (ref: 21378/A1_AIA).

Reason: To safeguard trees on the site and to ensure that adequate provision is made for their protection whilst the development is carried out in accordance with Policies P3, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 12 The landscaping works shown on the approved Landscape Illustrative Masterplan (ref LPS-ALA-00-XX-DR-L-0001 Rev.P14:) and Planting Plan (ref LCPS-ALA-00-XX-DR-L-0014 Rev. C04), shall be carried out in line with the phasing strategy shown in the Construction Management Plan (dated 06.07.21) if such timing is within a planting season and if not then within the next planting season.

Any trees or shrubs planted 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 to ensure the provision of replacement and additional habitats in accordance with Policies P3, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 16 The boundary treatments to the site shall be erected in accordance with the detail shown on the Fencing General Arrangement (re LPS-ALA-00-XX-DR-L-0003 Rev.C05), and in line with the phasing strategy shown in the Construction Management Plan dated 06.07.21. The boundary treatment shall be retained as installed thereafter.

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

- 18 The total number of Electric Vehicle charging points installed shall meet or exceed the number indicated on the approved Site Layout as Proposed (Block Plan) (ref LPS-ALA-00-XX-DR-L-0013 Rev.C06). The charging points will have a minimum power rating output of 7kW, universal sockets and at least mode 3 or equivalent. These Electric Vehicle charging points will be installed and made available in line with the phasing

strategy shown in the Construction Management Plan (dated 06.07.21) and maintained in working order for the lifetime of the development.

Reason: In the interests of air quality management in accordance with Core Strategy Policy T2 and the National Planning Policy Framework.

Date Decision Issued 11 May 2023

Daniela Ripa
Interim Head of Planning Services

IMPORTANT

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

This decision notice is to be read alongside that issued with planning permission 21/00701/FUL (as amended by 22/00899/ANM) and all conditions that were imposed on the previous planning permission remain.

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: £34.00 for householder applications and £116.00 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.