

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION

APPLICATION REFERENCE: 23/00910/ANM

Name and address for correspondence:	Applicant name:
Mrs Isla Brady Countryside Partnerships 301 Bridgewater Place Birchwood Park Birchwood Warrington WA3 6XG United Kingdom	Mrs Isla Brady

Part I - Particulars of Application

Date of Application: 17 August 2023

Proposal:	Application for non-material amendment to planning permission 20/01401/AM relating to condition 2 (approved plans) and condition 4 (boundary treatments)
Location:	Land At Royle Road, Rochdale, OL11 3EH

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 decision relates to the following plans:-

- SK536-PL-01/Rev. BA - Planning Layout
- SK536-BP-01/Rev. R - Boundary Plan
- NSTDF-8101 - Indicative PC Panel Arrangements/Locations

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.

- 4 No dwelling shall be occupied until such time as the associated boundary treatments pursuant to each plot have first been installed in accordance with the details contained within the following plans:
- o Hooped top railings detail (NSD 9202)
 - o Wall types 1 to 4 (NSD 9001)
 - o Fence types A to D (NSD 9102)
 - o Boundary Plan (SK537-BP-01 Rev R)

The associated measures shall be retained and maintained thereafter.

Reason: To ensure a satisfactory appearance in the interests of visual amenity and to ensure adequate levels of privacy between neighbouring dwellings in the interests of the amenity of future occupiers in accordance with the requirements of Core Strategy Policies P3 and DM1 and the National Planning Policy Framework.

Date Decision Issued 25 September 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 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

This decision notice is to be read alongside that issued with planning permission 20/01401/AM 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.