

Town and Country Planning Act 1990 (as amended)

## **NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION**

APPLICATION REFERENCE: 25/00598/ANM

|                                                                                               |                 |
|-----------------------------------------------------------------------------------------------|-----------------|
| Name and address for correspondence:                                                          | Applicant name: |
| Mr Alan Davies<br>Northern Design (Oldham)<br>17 Station Lane<br>Grotton<br>Oldham<br>OL4 5QY | Mr M O'Conner   |

### **Part 1 - Particulars of Application**

Date of Application: 11 June 2025

|           |                                                                                                                          |
|-----------|--------------------------------------------------------------------------------------------------------------------------|
| Proposal: | Non-material amendment to planning permission 22/00254/FUL to amend plan 2472.1.104 - Closure of Unadopted Highway REV A |
| Location: | Land Adjacent Trub Road, Castleton, Rochdale, OL11 2TR, ,                                                                |

### **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:**

**2 This permission relates to the following plans:-**

2472.1.100 - Location Plan

2472.1.101 - Existing Site Plan

2472.1.102 - Existing Topographical Plan

2472.1.103 - Existing Site Elevations

**Highway Closure Notice**

2472.2.100 - Proposed Site Plan REV B - Received by email on 28/07/2022

2472.2.101 - Proposed External Works Plan REV C - Received by email on 31/08/2022

2472.2.105 - Proposed Site Elevations 1 REV C - Received by email on 31/08/2022

2472.2.106 - Proposed Site Sections REV C - Received by email on 31/08/2022

2472.2.107 - Proposed Garden Fence Detail REV A - Received by email on 22/06/2022

2472.2.108 - Proposed Boundary Wall Detail REV A - Received by email on 31/08/2022

2472.2.109 - Proposed Site Elevations 2 REV B - Received by email on 31/08/2022

2472.2.110 - Proposed House Type A Typical Plans REV A - Received by email on 28/07/2022

2472.2.111 - Proposed House Type B Typical Plans REV A - Received by email on 28/07/2022

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.

**This decision notice is to be read alongside that issued with planning permission 22/00254/FUL 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 applications.**

**Date Decision Issued            8 August 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.