APPLICATION NUMBER: 21/00240/ANM

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
21/00240/ANM	Ryan Killeen	2 March 2021

Address: Rochdale Wastewater Treatment Works United Utilities Roch Valley Way Rochdale OL11 4QH

Proposal: Non-material amendment to planning permission 20/01166/FUL to increase the size of the approved kiosk

PUBLICITY	**Weekly list expired?**	N/A	**Site notice expired?**	N/A
	Neighbour letters expired?	N/A	**Press Notice expired?**	N/A

DELEGATION	**Significant departure from local plan?**	N	**Contrary to national policy?**	N
	Applicant a Council Member or officer?	N	**Contrary to previous decision?**	N
	Major with 10 or more objections and recommending approval?	N	**Called in or Planning Panel objection?**	N

COMMENTS	**Planning Panel comments received?**	N/A
	Neighbour comments received?	N/A

EIA	**Screening opinion completed and saved to Onbase?**	N/A

CONDITIONS	**Pre-commencement conditions proposed?**	N/A
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	**Grant Subject to Conditions**

CHECKED AND SIGNED OFF BY: EH **DATE: 2 March 2021**

SITE

This application relates to land adjacent to the main airing tank within the grounds of Rochdale Wastewater Treatment Work (WwTW hereafter) off Roch Valley Way, Rochdale. The site is fairly central within the grounds, at the end of the main access road that runs through the WwTW.

The site is located in the Defined Urban Area, as specified within the Rochdale UDP, and is immediately adjacent to a defined green corridor.

PROPOSAL

This application seeks amendments to the size of the approved kiosk, increasing the size as per below:

	Approved (20/01166/FUL)	Proposed (21/00240/ANM)
Height (m)	3.65	3.78
Length (m)	7.71	9.6
Width (m)	3.26	4.05
Volume (m^3)	91.7	147

RELEVANT PLANNING POLICY

National Guidance

Section 96A of the Town and Country Planning Act 1990

National Planning Practice Guidance (NPPG). The government published its PPG on 6 March 2014 which is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the NPPG or other national advice in the Analysis section of the report, where appropriate.

RELEVANT SITE HISTORY

20/01166/FUL Construction of Kiosk containing Day Tank, Motor Control Centre and Chemical Dosing

Granted Subject to Conditions – 14/12/2020

CONSULTATION RESPONSES

Not Applicable

REPRESENTATIONS

Not Applicable

ANALYSIS

The PPG states that there is no statutory definition of 'non-material' in respect of non-material minor amendments. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. This stipulates that the local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.

Section 96A of the Town and Country Planning Act 1990 states that in deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under S96A (as a NMA), on the planning permission originally granted.

The WwTW is characterised by extensive plant and machinery which support significant industrial processes critical to the supply of freshwater and handling of wastewater. The built forms found on the site are not of a notable standard of design, and do not assume a prominent siting, with very limited opportunities to view any structures at the site from public view points.

The appearance of the kiosk will remain predominantly the same; cuboid in shape with a green glass-reinforced plastic finish. Given the context of the site, the proposed increase in size and scale would not have a materially different impact on the visual amenity of the site, nor the amenity of local residents or ecology.

As such the LPA is satisfied that this amendment would not have any material effect on the planning permission originally granted.

RECOMMENDATION

GRANT subject to the following condition:

1 This decision relates to the following drawings :-

- Location Plan
- Site Location Plan (ref. 80061825-01-ADP-ROCHD-97-DR-T-10001/P04);
- Site Layout Plan (ref. 80061825-01-ADP-ROCHD-97-DR-T-10002/P04);
- Northern Elevations Plan (ref. 80061825-01-ADP-ROCHD-97-DR-T-10003/P02); and
- Southern Elevations Plan (ref. 80061825-01-ADP-ROCHD-97-DR-T-10004/P01).

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 policies of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

Procedure Statement

This decision notice is to be read alongside that issued with planning permission 20/01166/FUL

Notes for Applicant:

Report Author Ryan Killeen