

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION

APPLICATION REFERENCE: 23/00815/ANM

Name and address for correspondence:	Applicant name:
Mrs Larna Smith Avison Young 11 York Street Manchester M2 2AW United Kingdom	Mr Neil Walker

Part I - Particulars of Application

Date of Application: 4 August 2023

Proposal:	Application for non-material amendment to planning permission 20/01524/REM for amendments to shared surfaces, introduction of a turning head, relocation of plots, alterations to boundary treatment, alterations to landscaping plan, plot substitutions and minor alterations to elevations and floorplans.
Location:	Land At South Heywood Off Hareshill Road, West Of Junction 19 Of The M62 In Rochdale,

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:

Amended Condition 1

- 1 This approval relates to the plans and documents as listed below:
 - 19105 SK01 Planning Layout Rev P32 (10/11/2023)
 - 19105 HT01 K Harper Floor Plans and Elevations (02/2022) (Submitted 17/03/2022)
 - 19105 HT02 K Talbot Floor Plans and Elevations (02/2022) (Submitted 17/03/2022)
 - 19105 HT03 K Roberts Floor Plans and Elevations (02/2022) (Submitted 17/03/2022)
 - 19105 HT04 Garage Floor Plans and Elevations (02/2022) (Submitted 17/03/2022)

- 19105 HT05 K Worrall Floor Plans and Elevations (02/2022) (Submitted 17/03/2022)
- 19105 HT06 M Cromwell Floor Plans and Elevations (09/2023)
- 19105 HT07 K Kenyon Floor Plans and Elevations (02/2022) (Submitted 17/03/2022)
- 19105 HT10 K Eccleston Floor Plans and Elevations (02/2022) (Submitted 17/03/2022)
- 19105 HT11 K Millward Floor Plans and Elevations (02/2022) (Submitted 17/03/2022)
- 19105 HT12 K Bower Floor Plans and Elevations (02/2022) (Submitted 17/03/2022)
- 19105 HT 13P M Renshaw Floor Plans (31/08/2023)
- 19105 HT 13E M Renshaw Elevations (31/08/2023)
- 19105 HT 14P M Renshaw 3 Floor Plans (31/08/2023)
- 19105 HT 14E M Renshaw 3 Elevations (31/08/2023)
- 19105 03 R Boundary Treatment Layout (26/10/2023)
- 19105 04 A Boundary Treatment Details (08/01/2021)
- 19105 07 Finished Floor Level Plan (24/03/2022)
- 3433 101 Landscape Masterplan Rev S (25/10/2023)
- 3433 201 Planting Plan Sheet 1 of 3 Rev M (25/10/2023)
- 3433 202 Planting Plan Sheet 2 of 3 Rev M (25/10/2023)
- 3433 203 Planting Plan Sheet 3 of 3 Rev M (25/10/2023)
- J000010-01-TP02B Residential Travel Plan - Phase 6 (December 2020)
- Crime Impact Statement v1.0 (December 2020)
- Landscape Management Plan Rev. A (November 21)(submitted 21.11.21)

The development shall be carried out in complete accordance with the drawings/documents 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.

Date Decision Issued 29 November 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.

INFORMATIVE:

This decision notice is to be read alongside that issued with reserved matters planning permission 20/01524/REM as amended by 22/00924/ANM alongside, hybrid permission 16/01399/HYBR and non-material amendments 20/00417/ANM, 20/00464/ANM, 20/00933/ANM, 20/01270/ANM, 20/01413/ANM, 20/01388/ANM, 21/00390/ANM, 21/01210/ANM, 22/00283/ANM, and 22/00500/ANM. All conditions that were imposed on the previous planning permission remain with the exception of those amended by the listed non-material amendments.