

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION

APPLICATION REFERENCE: 25/01133/ANM

Name and address for correspondence:	Applicant name:
Miss Hannah Swainston Quod 21 Soho Square Soho London W1D 3QP	N/A

Part 1 - Particulars of Application

Date of Application: 7 November 2025

Proposal:	Application for non-material amendment to planning permission 24/00795/FUL to relocate the approved amenity block and installation of an additional canopy on the southern level access door
Location:	Unit 9, Heywood Distribution Park, Pilsworth Road, Heywood, OL10 2TS,

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:

1 This permission relates to the following plans and documents as listed below only:

- o Site Location Plan Drawing No 0601 Rev B
- o Proposed Site Layout Drawing No 0610 Rev F
- o Building Layout - Proposed Building Plan Drawing No 1010 Rev E
- o Building Layout - Proposed Elevations Drawing No 1310 Rev C
- o Amenity Building - Elevations - Drawing No 1350 Rev E
- o Amenity Building - Plan - Drawing No 0150 Rev E
- o Proposed Sprinkler Tank Location Drawing No 0620 Rev C
- o Proposed Level Access Canopy Drawing No 1315 Rev B
- o Proposed Fence Layout Drawing No 0611 Rev F
- o Design and Access Statement Revision P01 (Dated 24.10.2025)
- o Sustainable Drainage Statement Dated 27th October 2025

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 27 November 2025

**Melanie Hale
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 those issued with planning permission 24/00795/FUL and all conditions that were imposed on the previous planning permission remain.