



Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION

APPLICATION REFERENCE: 23/00310/ANM

Name and address for correspondence:	Applicant name:
Miss Nia Borsey Fisher German LLP International House Kingsfield Court Chester Business Park CHESTER CH4 9RE United Kingdom	Wardle Properties Ltd

Part I - Particulars of Application

Date of Application: 27 March 2023

Proposal:	Application for non-material amendment to planning permission 04/D42779 (Change Of Use And External Alterations To Listed Building To Form Five Houses Including Car Parking And Vehicular Access Provisions) to include a condition to allow referencing of the approved plans
Location:	St James's Church, Ramsden Road, Wardle, Rochdale, OL12 9NX

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:

- 1 This permission relates to the following plans:-

Proposed Site Plan - Dated Jan 04
Internal Photographic Record - Dwg no. 0317/002
External Photographic Record - Dwg no. 0317/003
Photographic Record of the Visibility of the Church within its surrounding context - Dwg no. 0317/004
External Stone Repair Photographic Record Sheet 1 - Dwg no. 0317/005
External Stone Repair Photographic Record Sheet 2 - Dwg no. 0317/006
Existing Floor Plans - Dwg no. 0317/007

Existing Elevations Sheet 1 - Dwg no. 0317/008
Existing Elevations Sheet 2 - Dwg no. 0317/009
Proposed Site Plan - Dwg no. 0317/010 - Dated Jan 04
Proposed Floor Plans Ground & First - Dwg no. 0317/011 Rev A
Proposed Floor Plans Ground & First - Dwg no. 0317/012 Rev A
Proposed Elevations East & South - Dwg no. 0317/013 Rev A
Proposed Elevations West & North - Dwg no. 0317/014 Rev A
Proposed Sections A-A & B-B - Dwg no. 0317/015
Proposed Sections C-C & D-D - Dwg no. 0317/016
Proposed Sectional Elevation South - Dwg no. 0317/018
Proposed Section E-E - Dwg no. 0317/019 - Dated Jan 04

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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date Decision Issued 18 May 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:

This decision notice is to be read alongside that issued with planning permission 04/D42779 and all conditions that were imposed on the previous planning permission remain.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: £34.00 for householder applications and £116.00 in all other cases.

INFORMATIVE:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.