



Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION

APPLICATION REFERENCE: 25/00035/ANM

Name and address for correspondence:	Applicant name:
Mr Mark Wright Kellen Homes 105 Dalton Avenue Birchwood Park Warrington Warrington Cheshire WA3 6YE United Kingdom	Mr Mark Wright

Part I - Particulars of Application

Date of Application: 16 January 2025

Proposal:	Non-material amendment to planning permission 23/00070/VRCON to change brick type to plots on Phase 2 (further amendment to 24/00968/ANM)
Location:	Hexpol Tpe Ltd , Don Street, Middleton, Rochdale, M24 2GG

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 and documents:

Brick Substitution Sample (Excluding Ibstock Mellow Ashridge Stock)
Received 15th January 2025

Drawing No: KH/DS/MP/01 Rev A-D - Materials Plan
Materials Schedule Rev: R, 21/01/2025
Email from agent confirming 3 brick types now proposed
Received 23rd January 2025:

The development shall be carried out in accordance with the approved plans and documents.

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 28 January 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 that issued with planning permission 23/00070/VRCON. All conditions that were imposed on the previous planning permission remain with the exception of those amended by the listed non-material amendments.