



Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION

APPLICATION REFERENCE: 23/01169/ANM

Name and address for correspondence:	Applicant name:
David Whalley Watson Batty Architects Ltd Shires House Shires Road Guiseley Leeds LS20 8EU United Kingdom	NA

Part I - Particulars of Application

Date of Application: 24 October 2023

Proposal:	Non-Material Amendment to planning permission 21/01146/FUL to the layout to the scheme involving the repositioning of plots 1, 3, 10-13, 17-18, 24-34, inclusion of detached garage to plot 18, alterations to boundary treatment and to replace solar panels/photovoltaic panels with air source heat pumps on all units,
Location:	Former Akzo Nobel Site, Off Hollingworth Road, Littleborough.

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:

- 2 This permission relates to the following plans:
- a) Location Plan: PL_001 Rev.P3
 - b) Route Hierarchy Plan: PL_505 Rev.P6
 - c) Proposed Site Layout: PL_501 Rev.P18. Received by email on 25/10/2024.
 - d) House Types Booklet: dated Jun-22
 - e) Culvert Easement: PL_506 Rev.P6

and the development shall be carried out in accordance with these 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 Places for Everyone Joint DPD, adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 11 Prior to the first occupation of the approved units, a scheme for the installation of air source heat pumps shall be submitted to and approved by the Local Planning Authority. For the avoidance of doubt, all units within the approved development shall be installed with an air source heat pump in accordance with the submitted Energy Statement (reference number: 008091; dated: October 2023; issue: 6) unless first agreed in writing with the Local Planning Authority. The approved scheme shall be implemented prior to occupation of each unit.

Reason: In the interests of sustainability and air quality management in accordance with Core Strategy Policy T2 and the National Planning Policy Framework.

- 33 Prior to the installation of the boundary treatments, full details of the boundary treatments shall be submitted to and approved by the Local Planning Authority. For the avoidance of doubt, the boundary treatments shall be based up on the following plans unless first agreed in writing with the Local Planning Authority :

- Site Layout - Boundary Treatment Plan (Sheet 1). Drawing number: 20_1031. Rev: P14
- Site Layout - Boundary Treatment Plan (Sheet 2). Drawing number: 20_1032. Rev: P14
- Site Layout - Boundary Treatment Plan (Sheet 3). Drawing number: 20_1033. Rev: P13

The boundary treatments shall thereafter be installed in accordance with the approved details.

Reason: In the interests of amenity and in compliance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date Decision Issued 5 December 2024

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:

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: £43.00 for householder applications and £145.00 in all other cases.

INFORMATIVE:

This decision notice is to be read alongside that issued with planning permission 21/01146/FUL and all conditions that were imposed on all previous applications and amendments, with the exception of those conditions which are explicitly varied in accordance with the provisions of this decision or which have been explicitly varied by way of other S96A non-material amendments.