



Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION

APPLICATION REFERENCE: 23/00100/ANM

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

Part I - Particulars of Application

Date of Application: 31 January 2023

Proposal:	Application for non-material amendment to planning permission 16/01399/HYBR which seeks changes to the boundaries of the local centre and commercial area (Amendment to conditions 11 and 13)
Location:	Land Bound By Manchester Road, Hareshill Road And Pilsworth Road West Of J19 Of M62, ,

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:

Schedule 2 Conditions and Reasons:

- 11 The development and all reserved matters applications shall accord with the following approved plan and parameters:

Land Use and Height Parameters Plan Drawing No 4846_SP(90)43 Rev X

Reason: For the avoidance of any doubt and to ensure that the development is carried out in accordance with the approved parameters and specifications.

- 13 Prior to the submission of any reserved matters application, a detailed and comprehensive Phasing Plan and Programme for the development, presenting its holistic delivery, shall be submitted to and approved in writing by the local planning authority. The submitted details shall indicate the extent of each phase, the sequence

of development, the approximate number of units proposed within each phase and the associated timetable of works, and shall broadly accord with the development layout indicated in the Land Use and Height Parameters Plan Drawing No 4846_SP(90)43 Rev X and the approved Design Code framework. The Phasing Plan and Programme will be updated and resubmitted with each subsequent reserved matters application.

The development shall then be constructed in accordance with the approved Phasing Plan and Programme.

Reason: To ensure the satisfactory coordination of this comprehensive development, that ensures proper planning of the area

Reason for pre-commencement condition: The programming of the development must be agreed before development commences.

Date Decision Issued 23 June 2023

Daniela Ripa
Interim Head of Planning Services

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE.

THIS DECISION NOTICE SHOULD BE READ IN CONJUNCTION WITH THAT OF THE PARENT PLANNING PERMISSION THE CONDITIONS OF WHICH APPLY TO THE PROPOSAL AS AMENDED.

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 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.