



Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION

APPLICATION REFERENCE: 22/01422/ANM

Name and address for correspondence:	Applicant name:
Mr Andrew Murch TADW Architects 6 St. Petersgate Stockport SK1 1HD	Rochdale Boroughwide Housing

Part I - Particulars of Application

Date of Application: 2 November 2022

Proposal:	Non-material amendment to planning permission 21/01384/FUL relating to condition 2 plans (removal of external stores to the front of 9, 15 and 17 Kirkway (House Type D) and (reconfiguration of bin storage areas at 2-8 Kirkway, 1-7 Tavistock Road)
Location:	2, 4, 5, 6, 8, 9, 10, 12, 13, 15, 17, 18, Kirkway, 1, 3, 5, 7 Tavistock Road, 80, 82, 84, 86 Mornington Road And 49, 50, 51, 52, 53, 54, 55, 56 And 57 The Strand, Rochdale,

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 decision relates to the following plans:-

- 021289/41/C3 - Proposed Site Plan
- 021289/23/C3 - House Type C Proposed Elevations
- 021289/26/C2 - Reconfiguration of storage cupboards
- 021289/27/C2 - Bin Stores

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 adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 4 Within 3 months of the development taking place, the bin stores shall be erected in accordance with the details on approved plans ref. 021289/27/C2 - Bin Stores and 021289/41/C3 - Proposed Site Plan, and made available for use. The bin store shall remain at all times thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date Decision Issued 8 December 2022

**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.

This decision notice is to be read alongside that issued with planning permission 21/01384/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.

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.