



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
Number One Riverside
Smith St
Rochdale
OL16 1XU

Phone : 01706 924305

EMAIL : development.control@rochdale.gov.uk

WEB : www.rochdale.gov.uk

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Tom

Surname

Daly

Company Name

Armstrong Projects Ltd

Address

Address line 1

The Annex

Address line 2

Rear of 26 Church street

Address line 3

Town/City

Altrincham

County

Country

Postcode

WA14 4DW

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Triangle

Surname

Architects

Company Name

Triangle Architects

Address

Address line 1

Lower Ground Floor

Address line 2

4 Jordan Street

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M15 4PY

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

***** REDACTED *****

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☒ Yes
☐ No
☐ Not applicable

Please add details of all persons notified

Name of person notified:

***** REDACTED *****

House name:

First Place

Number:

22

Suffix:

Address line 1:

Union Street

Address Line 2:

Town/City:

Oldham

Postcode:

OL1 1BE

Date notice served:

22/01/2025

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Residential development (Use Class C3) comprising 14 residential units with associated access, car parking and landscaping following demolition of existing building

Reference number

21/01083/FUL

Date of decision

11/08/2022

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Amendment of boundary treatments to site perimeter including:

- Amendment to extent of retaining wall to North of site at boundary with 2 Bridgenorth Drive
- Amendment to alter extent of 900mm railings around corner of Bridgenorth Drive & Smithybridge Road.
- Inclusion of separate pedestrian access to Scheme car park from Bridgenorth Drive
- Amendment to omit new retaining wall to Smithybridge Road.
- Retention of existing boundary wall to Smithybridge Road. Installation of new coping and 1100mm high railing to top of wall.
- Retention of existing steps from Smithybridge Road. Conversion of steps to new planting bed.
- Alteration to angle of wheelchair accessible car parking spaces. Introduction of new tactile paving to perimeter of wheelchair accessible car parking spaces.
- Amendment to Landscaping arrangement to include for areas of ornamental shrub planting (as per Landscape Architects drawing information).
- Amendment of surfacing to External Bin store area.
- Amendment to External Bin Store arrangement.
- Amendment to EV charging layout.

Please state why you wish to make this amendment

Proposal to keep existing retaining wall at southern end of site to Smithybridge Road, to avoid extensive highways works and potential significant traffic disruption on Smithybridge Road associated with construction of the original new retaining wall proposed to replace the existing wall. Alterations to improve pedestrian access and circulation to proposed scheme parking included as part of application.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

03 - Demolition Plan
04C- Proposed Site Plan
19A - Bin Store Detail
20 - Boundary Treatment Details
NW149-02-02 C - Kerbing & Surfacing
NW149-02-03 D - Drainage Layout
NW149-02-08 F - External Works
NW149-02-1020.01 C - Party Wall Sections - Sheet 1
NW149-02-1020.03 C - Party Wall Sections - Sheet 2
NW149-02-1020.03 C - Party Wall Sections - Sheet 3
NW149-02-1020.04 C - Party Wall Sections - Sheet 4

New plan/drawing numbers

03A - Demolition Plan
04E- Proposed Site Plan
19B - Bin Store Detail
20A - Boundary Treatment Details
NW149-02-02 F - Kerbing & Surfacing
NW149-02-03 K - Drainage Layout
NW149-02-08 J - External Works
NW149-02-1020.01 E - Party Wall Sections - Sheet 1
NW149-02-1020.03 E - Party Wall Sections - Sheet 2
NW149-02-1020.03 E - Party Wall Sections - Sheet 3
NW149-02-1020.04 E - Party Wall Sections - Sheet 4

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Team Leader Bridges & Capital Programme

Date (must be pre-application submission)

04/09/2024

Details of the pre-application advice received

Advice sought from Andy Collins via John Gillingham of RBC highways regarding retention of existing retaining wall to Smithybridge Road.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Triangle Architects

Date

23/01/2025