



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

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

Phone : 01706 924305

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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

(ex-Carcraft site)

Applicant Details

Name/Company

Title

Mr

First name

Andrew

Surname

Thornton

Company Name

Seddon Construction Ltd

Address

Address line 1

Seddon Construction Ltd

Address line 2

Plodder Lane

Address line 3

Edge Fold

Town/City

Bolton

County

Country

United Kingdom

Postcode

BL40NN

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 *****

Eligibility

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

Description of Your Proposal

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

Land at Nixon Street OL113JL

Reference number

20/01429/FUL

Date of decision

31/03/2022

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

Amendments to approved tree planting plans

Please state why you wish to make this amendment

Trees in the Nixon Street service strip, we cannot plant trees or any other large shrubs due to the following:

Unable to plant due to size of roots versus the size of service strip

Lack of space/soil depth will not sustain tree life

Highways do not allow the planting of trees/shrubs in the service strips due to maintenance reasons.

Advise from Brooklyn Landscapes, (named specialist contractor) which breaks down all the reasons why the trees won't fit and will not sustain life:

Nixon Street trees:

Trees located in the POS and in front gardens to be installed as schedule, however, trees located along the service strips on Nixon St will not be suitable because the roots alone will be too large to fit in the strip due to its small size – 1m which seems large enough but due to the haunched concrete backing of road-kerbs and footway edging this minimise it to around 600mm and therefore it is not sufficient for planting.

Furthermore, the strips are not deep enough either to sustain any plant life, certainly not trees and finally, because of the location of services within the footpath, at a depth of 600-900mm, (less than 1m away), means that it would be probable that the tree roots would cause damage to underground services in the future.

Included a snippet from the Highways Design Guide regarding the service strips and planting. Stating that 'Developers shall ensure that service strips are clear of trees, walls and hedges'. Which mirrors the discussions we had with John Gilligan earlier on in the Job.

I

Are you intending to substitute amended plans or drawings?

☒ Yes

☐ No

If yes, please complete the following details

Old plan/drawing numbers

Proposed Landscaping plan Sheet one 18-109-LS001-E

Proposed Landscaping plan Sheet one 18-109-LS102-E

New plan/drawing numbers

Combined PDF annotated with alternative tree locations, numbered to confirm no loss of trees overall on the site

Proposed Landscaping plan Sheet one 18-109-LS001-E

Proposed Landscaping plan Sheet one 18-109-LS102-E

Highways design guide - Utility service strips -v- planting

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

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

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

Andrew Thornton

Date

25/02/2025