ROCHDALE COUNCIL

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

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.

1. Site Address

Number	
Suffix	
Property name	Plot N
Address line 1	Kingsway Business Park
Address line 2	
Address line 3	
Town/city	Rochdale
Postcode	

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

Easting (x)	391754
Northing (y)	411939

Description

Kingsway Business Park Rochdale - Plot N bordering Lower Lane Bridleway to the North and East, Sir Isaac Newton Way to the South and Michael Faraday Avenue to the West.

2. Applicant Details

Title	Mr
First name	David
Surname	Ward
Company name	Wilson Bowden Developments & Trade Mouldings Distribution Limited
Address line 1	Forest Business Park
Address line 2	Cartwright Way
Address line 3	
Town/city	Bardon Hill

2. Applicant Details

Country	United Kingdom
Postcode	LE67 1UB
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? (●) Yes ( ) No

3. Agent Details

Title	Mr
First name	Ben
Surname	Gavaghan
Company name	DLA Architecture Limited
Address line 1	No 55 St Pauls Street
Address line 2	
Address line 3	
Town/city	Leeds
Country	
Postcode	LS1 2TE
Primary number	01138873100
Secondary number	
Fax number	
Email	ben.gavaghan@dla-architecture.co.uk

4. Eligibility

Do you, or the person on whose behalf you are making this application, have an interest in the part of the land to which this amendment relates? (●) Yes ( ) No

If you are not the sole owner, has notification under article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 been given? ( ) Yes ( ) No (●) Not Applicable

5. Description of Your Proposal

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

The construction of two Industrial/ Warehouse buildings (Use Class B1c/ B2/ B8), with ancillary internal office space, associated service yards, car parking, security fencing, landscaping, and retaining walls together with other ancillary structures, and the formation of two new site access points from Michael Faraday Avenue

Reference number:	18/00445/FUL

5. Description of Your Proposal

Date of decision: 05/07/2018

What was the original application type? FullPlanningPermission

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

- ○ Householder development: Development to an existing dwelling-house or development within its curtilage
- ◉ Other: anything not covered by the above category

6. Non-Material Amendment(s) Sought

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

Throughout the detailed design process, a number of minor non-material amendments have been made to the consented scheme, these amendments relate to Unit N1 works only. Amendments to Unit N2 will need to be applied for separately (by others) at a later date.

The original planning approved Site Plan illustrated four lengths of retaining walls, these are revised as follows with the introduction of a further retaining structure all as shown on the latest Site Plan:

Original Retaining Wall 1:
Located to the west of the site supporting the slope between the car park and footpath. Remains unchanged - low level retaining wall.

Original Retaining Wall 2:
Located to the northern side of Unit N1 entrance between the site entrance and Unit N2 plateau. Remains unchanged - low level retaining wall.

Original Retaining Wall 3:
Located to the north east of the service yard adjacent to Lower Lane. The overall length of the retaining wall is proposed to reduce slightly and no longer return around the corner of the service yard. 16m long and approx. 1.6m high gabion basket wall is proposed to be used for this length of retaining structure.

Original Retaining Wall 4:
Located to the eastern corner of the perimeter access footpath to Lower Lane. Omitted in full.

Additional Retaining Wall:
There is a requirement to support the western slope of the Unit N2 plateau from the substation perimeter path along Michael Faraday Avenue. The retaining wall proposed to be introduced in this location is a 12m length of Gabion baskets, approx. 1.3m in height and of a similar construction to those used on the service yard.

Further to the above retaining wall alterations, we would also seek approval for a change in material to the external perimeter footpath of Unit N1. The original planning approved external works drawing illustrated the footpath surfacing material to the east and south of Unit N1 to be Flexible (AC), we are now proposing to alter this to a concrete building perimeter footpath. Finally the western footpath to the office frontage was originally proposed to be a flag paved footpath, this is now intended to be laid in block paving.

Are you intending to substitute amended plans or drawings? ○ Yes ◉ No

Please state why you wish to make this amendment

The initial proposed extent of retaining walls have been amended through the detailed design process reflecting works on site with the aim of reducing the extent of retaining structures. Through careful consideration as part of the earthworks strategy, the extent of retaining structures has been adjusted with 1:3 slopes used where possible. Due to the proximity of the substation to the fence line along Michael Faraday Avenue, this approach was not achievable and therefore a retaining structure has been proposed.

Due to the sequencing of works, the perimeter footpath material was proposed to be changed in order to allow construction traffic to work safely from a permanent platform on site. The proposed footpath alteration to the office frontage was undertaken to offer improved aesthetics via use of a higher quality material.

7. 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? (Please select only one)

- ○ The agent
- ○ The applicant
- ◉ Other person

If Other has been selected, please provide contact details:

Contact name:

Title	Mr
First name	Michael
Surname	Wall
Telephone number	07747563040

7. Site Visit

Email address: michaelwall@winvic.co.uk

8. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

9. 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. ○ Yes ◉ No

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?

10. Declaration

I/we hereby apply for planning permission/consent as described in this form 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. ☑

Date (cannot be pre-application) 19/02/2019