

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION

APPLICATION REFERENCE: 25/00232/ANM

Name and address for correspondence:	Applicant name:
Miss Lia Jackson Rochdale Borough Council Number One Riverside Smith Street Rochdale OL16 1XU	Miss Lia Jackson

Part 1 - Particulars of Application

Date of Application: 21 March 2025

Proposal:	Application for non-material to planning permission 23/01330/FUL to re-site the shelter/storage structure, picnic bench and table within the approved site boundary
Location:	Hollingworth Lake, Rakewood Road, Littleborough , OL15 0AT

Part 2 Compliance with Conditions

It is YOUR responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

Part 3 - 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:

- 1 This decision relates to the following plans and documents:

Location Plan - Drawing no. P03
Existing Site Plan - Drawing no. P02
Proposed Site Plan - Drawing no. HCS0001A - Sheet 1 of 2 Revision C
Proposed Site Plan - Drawing no. HCS0001A - Sheet 2 of 2 Revision C
Design - Drawing no. HCS0001A - Sheet 1 of 21
Overall Dimensions - Drawing no. HCS0001A - Sheet 2 of 21
Renders - Drawing no. HCS0001A - Sheet 3 of 21
Climbing Structure Elevations - Bottom (West) - Drawing no. HCS0001A - Sheet no. 4 of 21
Climbing Structure Elevations - Left (South) - Drawing no. HCS0001A - Sheet no. 5 of 21
Climbing Structure Elevations - Right (North) - Drawing no. HCS0001A - Sheet 6 of 21

Climbing Structure Elevations - Top (East) - Drawing no. HCS0001A - Sheet 7 of 21

Fence Outline - Drawing no. HCS0001A - Sheet 8 of 21
Fence & Gate Details - Drawing no. HCS0001A - Sheet 9 of 21
Timber Framed Shelter - Drawing no. HCS0001A - Sheet 10 of 21
Climbing Wall - Bespoke Building Onsite - Drawing no. HCS0001A - Sheet 11 of 21

Tower Foundation Layout - Drawing no. HCS0001A - Sheet 12 of 21
Frame Details - Drawing no. HCS0001A - Sheet 13 of 21
Generic Tower Design - Drawing no. HCS0001A - Sheet 14 of 21
Tower Timber Elements Dimensions - Drawing no. HCS0001A - Sheet 15 of 21
Top Beam Dimensions - Drawing no. HCS0001A - Sheet 16 of 21
Fall Nets Overview - Drawing no. HCS0001A - Sheet - 17 of 21
Bridge Overview - Drawing no. HCS0001A - Sheet no. 18 of 21
Stairs Overview - Drawing no. HCS0001A - Sheet 19 of 21
Large Bounce Net - Openings - Drawing no. HCS0001A - Sheet 20 of 21
Large Bounce Net - Support Frame - Drawing no. HCS0001A - Sheet 21 of 21
Universal Gate Product Information
3d Images 1 - 8
Example Activity Images

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 Core Strategy and the National Planning Policy Framework.

Date Decision Issued 14 May 2025

**Melanie Hale
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:

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: [Fees for Planning Applications in England](#)

INFORMATIVE:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms. Please contact Environmental.Management@rochdale.gov.uk for a quotation for your development.

This decision notice is to be read alongside that issued with planning permission 23/01330/FUL and all conditions that were imposed on the previous planning permission remain.