



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

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

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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

Residential development of up to 57 dwellings, including part demolition and refurbishment of Grade II Listed Building Silver Hill Farmhouse and associated buildings, together with new vehicular access points, car parking, boundaries, landscaping, creation of open space, and other associated works.

Applicant Details

Name/Company

Title

Mr

First name

Jake

Surname

Robinson

Company Name

David Wilson Homes - North West

Address

Address line 1

2nd Floor

Address line 2

303 Bridgewater Place

Address line 3

Birchwood Park

Town/City

Warrington

County

Country

United Kingdom

Postcode

WA3 6XF

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

Residential development of up to 57 dwellings, including part demolition and refurbishment of Grade II Listed Building Silver Hill Farmhouse and associated buildings, together with new vehicular access points, car parking, boundaries, landscaping, creation of open space, and other associated works.

Reference number

22/00998/FUL

Date of decision

02/09/2024

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

Please refer to the upload titled 'Non-Material Amendment Changes Document'.

01) A pitched front bay roof added on seven House Types.

02) A pitched rear bay pod roof added on one House Type.

03) A pitched front bay roof and pitched rear bay pod roof added on two House Types.

Please state why you wish to make this amendment

01 / 02 / 03) To reduce the need for Air Cycle Machine fans (ACM), by mitigating the security risks of first floor windows. In England, Approved Document Part (AD) Q took effect from 15th June 2022 with a one year, plot-by-plot transition. The key objective of AD Q is the mitigation of overheating through the removal of excessive heat from the home in a safe way – essential to protect the occupant health and welfare. To achieve the required levels of ventilation in certain house types an ACM fan is required where a window cannot be opened due to security risks as identified under AD Q.

Are you intending to substitute amended plans or drawings?

☒ Yes

☐ No

If yes, please complete the following details

Old plan/drawing numbers

(Planning Layout _ H7491-203001 _ Rev P02)

(Dunnet - Y422 XDCC 1100 _ Rev -)

(Dunnet - Y442 XDCH 1100 _ Rev -)

(Dunnet - Y442 X-H7 DS00 _ Rev -)

(Conwy - Y456 XDCC 1100 _ Rev -)

(Conwy - Y456 X-G7 DS00 _ Rev -)

(Hamford - N431 XDCH 1100 _ Rev -)

(Hamford - N431 X-H7 DS00 _ Rev -)

(Langstone - N322 XECC 1100 _ Rev -)

(Berney - Y411 XDCH 1100 _ Rev -)

(Berney - Y411 X-H7 DS00 _ Rev -)

New plan/drawing numbers

(Planning Layout _ H7491-203001 _ Rev P03)

(Dunnet - Y422 XDCC 1100 _ Rev P01)

(Dunnet - Y442 XDCH 1100 _ Rev P01)

(Dunnet - Y442 X-H7 DS00 _ Rev P01)

(Conwy - Y456 XDCC 1100 _ Rev P01)

(Conwy - Y456 X-G7 DS00 _ Rev P01)

(Hamford - N431 XDCH 1100 _ Rev P01)

(Hamford - N431 X-H7 DS00 _ Rev P01)

(Langstone - N322 XECC 1100 _ Rev P01)

(Berney - Y411 XDCH 1100 _ Rev P01)

(Berney - Y411 X-H7 DS00 _ Rev P01)

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

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

Chris Williamson

Date

17/12/2024