



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

Land At Former Central Retail Park, Land Bounded By Oldham Road, Milnrow Road And Richard Street, Rochdale

Applicant Details

Name/Company

Title

Mr

First name

Chris

Surname

Jones

Company Name

Willmott Dixon

Address

Address line 1

Hollinwood Business Centre

Address line 2

Albert Mill, Albert Street

Address line 3

Hollinwood

Town/City

Oldham

County

Country

United Kingdom

Postcode

OL8 3QL

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

M1 3BN

Contact Details

Primary number

***** REDACTED *****

Secondary number

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

Name of person notified:

***** REDACTED *****

House name:

Floor 3, Number One Riverside

Number:

Suffix:

Address line 1:

Smith Street

Address Line 2:

Town/City:

Rochdale

Postcode:

OL16 1XU

Date notice served:

02/08/2024

Name of person notified:

***** REDACTED *****

House name:

Floor 3, Number One Riverside

Number:

Suffix:

Address line 1:

Smith Street

Address Line 2:

Town/City:

Rochdale

Postcode:

OL16 1XU

Date notice served:

02/08/2024

Name of person notified:

***** REDACTED *****

House name:

2 Piccadilly Place

Number:

Suffix:

Address line 1:

Address Line 2:

Town/City:

Manchester

Postcode:

M1 3BG

Date notice served:

02/08/2024

Description of Your Proposal

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

Erection of 81 dwellings and a 5/6 storey building containing 142 apartments (Use Class C3) with ground floor commercial use (Use Class E), new park, internal estate roads, revised means of vehicular access off Oldham Road, associated parking, infrastructure, landscaping, ancillary works and amended car parking layout to retained Central Retail Park

Reference number

22/01119/FUL

Date of decision

23/12/2022

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

See cover letter

Please state why you wish to make this amendment

See cover letter

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

ORRD-LRW-ZZ-00-DR-A-00004_P19_Apartment Ground Floor Plan
ORRD-LRW-ZZ-00-DR-A-00006_P17_Apartment Fifth Floor Plan
ORRD-LRW-ZZ-00-DR-A-00005_P18_Apartment Typical Floor Plan
ORRD-LRW-ZZ-00-DR-A-00057_P07_Apartment Roof Plan
ORRD-LRW-ZZ-00-DR-A-00221_P02_Apartment - Proposed West Elevation
ORRD-LRW-ZZ-00-DR-A-00222_P02_Apartment - North Elevation
ORRD-LRW-ZZ-00-DR-A-00223_P02_Apartment - East Elevation
ORRD-LRW-ZZ-00-DR-A-00224_P02_Apartment - South Elevation
Proposed 3 Bed House Types ORRD-LRW-ZZ-ZZ-DR-A-00054- P04
Proposed 3 Bed House Types - Handed ORRD-LRW-ZZ-ZZ-DR-A-00055- P04
Proposed 2 Bed House Types ORRD-LRW-ZZ-ZZ-DR-A-00052-P04
Proposed 2 Bed House Types - Handed ORRD-LRW-ZZ-ZZ-DR-A-00053- P04
Proposed 4 Bed House Types ORRD-LRW-ZZ-ZZ-DR-A-00056- P04

ORRD-LRW-ZZ-00-DR-A-00004_P22_Proposed Apartment Ground Floor Plan
ORRD-LRW-ZZ-05-DR-A-00006_P19_Proposed Apartment Fifth Floor Plan
ORRD-LRW-ZZ-ZZ-DR-A-00005_P20_Proposed Apartment Typical Floor Plan (1st - 4th)
ORRD-LRW-ZZ-ZZ-DR-A-00057_P09_Proposed Apartment Roof Plan
ORRD-LRW-ZZ-ZZ-DR-A-00221_P04_Proposed West Elevation - NMA Drawing
ORRD-LRW-ZZ-ZZ-DR-A-00222_P04_Proposed North Elevation - NMA Drawing
ORRD-LRW-ZZ-ZZ-DR-A-00223_P04_Proposed East Elevation - NMA Drawing
ORRD-LRW-ZZ-ZZ-DR-A-00224_P04_Proposed South Elevation - NMA Drawing
ORRD-LRW-ZZ-ZZ-DR-A-00604_P05_Proposed House Type 3B 4P (30 30 Roof)
ORRD-LRW-ZZ-ZZ-DR-A-00608_P05_Proposed House Type 2B 3P (30 30 Roof)
ORRD-LRW-ZZ-ZZ-DR-A-00609_P04_Proposed House Type 4B 6P (30 30 Roof)

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

Submission of draft drawings and discussion with officer

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

Richard Purser

Date

02/08/2024