

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Removal/Variation of Conditions**

APPLICATION REFERENCE: PL/2026/0246

Applicant Mr Armaan Chohan 31a Hale Road, Hale Cheshire, WA14 2EY	Agent Mrs Katie Flynn Bass Warehouse 4 Castle Street Manchester M3 4LZ
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Part I - Particulars of Application

Proposal: Section 73 application to vary condition 2 (Plans) of planning permission 20/01093/FUL to include the installation of air source heat pumps

Location: Land adjacent to 1 DOBFIELD ROAD, ROCHDALE, OL16 3AW

Valid On: 16 March 2026

DECISION: GRANT PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS**Condition(s) (5)**

- 1 The development shall be carried out in accordance with the following drawings and documents hereby approved:
 - Site Location Plan, Proposed & Existing Site Plans. Drawing number: 3220- CDA- ST- ST- DR- A- 0500. Revision: I
 - Elevations - HT 02 (Plot 01). Drawing number: 3220- CDA- 02- XX- DR- A- 0701. Revision: A
 - Elevations - HT01 (Plot 02). Drawing number: 3220- CDA- 02- XX- DR- A- 0702. Revision: A
 - Elevations - HT 02 (Plot 03) Option 2. Drawing number: 3220- CDA- 02- XX- DR- A- 0703. Revision: A
 - Elevations - HT 02 (Plot 04) Option 2. Drawing number: 3220- CDA- 02- XX- DR- A- 0704. Revision: A

- Elevations - HT01 (Plot 05). Drawing number: 3220- CDA- 01- XX- DR- A- 0705. Revision: A
- Elevations – HT01 (Plot 06). Drawing number: 3220- CDA- 01- XX- DR- A- 0706. Revision: A
- Elevations - HT01 (Plot 07). Drawing number: 3220- CDA- 01- XX- DR- A- 0707. Revision: A
- Elevations - HT 03 (Plot 08). Drawing number: 3220- CDA- 03- XX- DR- A- 0708. Revision: A
- House Type A – Plans. Drawing number: 1285/100. Revision: C
- House Type B – Plans. Drawing number: 1285/101. Revision: B
- House Type B1 – Plans. Drawing number: 1285/106. Revision: A
- Construction Environmental Management Plan (Rachel Hacking Ecology 2020)
- Crime Impact Statement (2019/1015/CIS/01)
- Bird and bat box specifications. Drawing no: YD2_DOB_LP00970.
- Proposed Landscape Plan, residential development site. Drawing no: YD2_COU_LP001.
- Proposed Drainage Plan. Drawing no: EBC01070 – 200. Rev: P8. Dated 24.01.2024.
- Proposed Drainage Details. Drawing no: EBC01070 – 201. Rev: P3. Dated 01.11.23.
- Habitats Regulations Preliminary Screening Assessment. Produced by Collington Winter Environmental Ltd. Report Reference: CW20-1585 Report 001.
- Plot 8 - House Type 03 (B1): Plan & Cross-Section Adjacent Canal. Drawing no: EBC01070-100-4-PLT 8. Rev: P3.
- Plot 8 - House Type 03 (B1) Foundation General Arrangement Plan. Drawing no: EBC01070-100-1-PLT8. Rev: P2.
- Plot 8 - House Type 03 (B1) Foundation Sections Sheet 1 of 2. Drawing no: EBC01070-100-2-PLT8. Rev: P2.
- Plot 8 - House Type 03 (B1) Foundation Sections Sheet 2 of 2. Drawing no: EBC01070-100-3-PLT8. Rev: P2.

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, the saved Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 2 Within the first planting season following the final occupation of the development, landscaping works as identified in the following plan(s)/document(s) shall be fully implemented:

- Proposed Landscape Plan, residential development site. Drawing no: YD2_COU_LP001.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) order 2015 Schedule 2 or any other order revoking or re-enacting that Order, no extensions, porches, garages, ancillary curtilage buildings, swimming pools, enclosures, fences or walls shall be constructed within 3 meters of the site boundary to the Rochdale Canal without prior planning permission being obtained from the Local Planning Authority.

Reason: To ensure that the potential impact of any such development on the structural integrity of the adjacent canal can be fully assessed in line with NPPF.

- 4 The collection of refuse from the site shall be undertaken in accordance with the refuse collection strategy as identified in the 'Site Refuse Strategy Plan' (Drawing no: 0520. Rev: B) .

Reason: In order to ensure adequate refuse collection from the site and to protect highway safety and in accordance with policy DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

- 5 The Air Source Heat Pumps serving each dwelling hereby approved shall be installed in accordance with the approved plans and in accordance with details identified in documents 'Ecodan R32. Monobloc Air Source Heat Pump (PUZ-WM85VAA(-BS))' and 'Noise Impact Assessment' (Ref: 21072-RP-NIA-01, dated: 19 May 2026, produced by: Murray Acoustics).

Reason: In the interests of sustainability, to safeguard the amenities of residents and in the interests of ensuring a satisfactory visual appearance to the development, and in accordance with Policies G9, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-S2 and JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date of Decision: 12/06/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

Your attention is drawn to the following (1)	
1	The applicant attention is drawn to the requirement that the detailed drainage scheme for the site must be implemented and maintained in accordance with the approved plans (condition 1), as well as the specific requirements detailed within the following documents: • SW Drainage Calculations by Elliot Bond. Rev A. Dated 29 May 2023.

	• Technical Note produced by JBA Consulting. Dated: 15 May 2024.
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