

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Non-Material Amendment**

APPLICATION REFERENCE: OTH/2026/0355

Applicant

Mr George Ruffley (Kellen Homes)
105 Dalton Avenue
Birchwood Park
Warrington
Cheshire
WA3 6YF

Part I - Particulars of Application

Proposal: Application for non-material amendment to planning permission 23/00431/HYBR for the substitution of Rosewood House Type (2.5 storey, 3 bedroom) with Hickory House Type (2 storey, 2 bedroom) plots: 4, 5, 39, 40, 106-109, 150 and 151 and, substitution of Rosewood House Type (2.5 storey, 3 bedroom) with RW2 House Type (2 storey, 2 bedroom) plots: 166 and 167.

Location: Castleton Sidings
Heywood Road
Rochdale

Valid On: 17 April 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (1)**

- 1 This permission relates to the following plans:

Hickory Planning Drawing

DWG No. 100 (RW2 Floor Plans)

DWG No. 101 (RW2 Elevation Plans)

DWG No. KH003-A-100 Revision Q (Cad Layout)

Street Scene E – Planning

Street Scene – Planning

DWG No. A-102 (Storey Heights Block Plan)

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

Date of Decision: 29/06/2026

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	This decision notice is to be read alongside that issued with planning permission 23/00431/HYBR and all conditions that were imposed on the previous planning permission remain.

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice Your attention is also drawn to the Party Wall Act.
- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and

Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.

- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at:
<https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.