

Our ref: Q250905
Your ref: PP-14437385
Email: hannah.swainston@quod.com
Date: 7th November 2025



Rochdale Metropolitan Borough Council
Economic and Environment
Planning Service
Rochdale
OL16 1XU

Submitted via Planning Portal

Dear Sir / Madam,

Unit 9, Heywood Distribution Park, Rochdale, OL10 2TL
Application under S96A of the Town and Country Planning Act 1990 (as amended)
for a Non-Material Amendment to application 24/00795/FUL

On behalf of our client Iron Mountain ('the Applicant'), please find enclosed a non-material amendment ('NMA') application pursuant to Section 96A ('S96A') of the Town and Country Planning Act 1990 (as amended) in relation to the above site ('the Site').

The application ('the Application') seeks approval for a NMA to planning permission reference 24/00795/FUL. The proposed alterations are required as a result of design development and the need to address the operational requirements of the occupier Iron Mountain. The proposed changes are considered to be minor in nature and continue to uphold the overarching objectives and design intent of the approved scheme.

In accordance with best practice, the application has been submitted via the Planning Portal (PP-14437385). The requisite planning fee of £383 (including the £85 service charge) has been paid to the Council via the Planning Portal.

1 Background

A detailed planning application (24/00795/FUL) was submitted to Rochdale Metropolitan Borough Council on the 14th of August 2024 and was granted full permission on the 31st of October 2024. The approved Description of Development ('DoD') is copied in full below:

"Alterations to the existing warehouse comprising the installation of a new 12m canopy on the northeastern access door and the construction of a new sprinkler tank and pump house, a new perimeter fence, new car park entrance gates and a new office and amenity block building".





No further planning applications have been submitted in relation to the Site following the above approval.

2 The Proposed Development

The Applicant seeks a non-material amendment to the existing permission to meet the operational needs of Iron Mountain, while maintaining the intent and objectives of the approved scheme. The proposed changes have arisen through detailed design development and are intended to optimise functionality, efficiency and accessibility for the occupier. The refinements have been designed to have no impact on existing access arrangements, cycle or car parking provision, or yard operations. All existing trees and landscaping will be retained, preserving the Site's ecological and visual quality.

Overall, the proposed amendments are minor in nature and continue to support the Site's economic and strategic objectives.

To secure the proposed amendments, it is proposed to amend the approved plans listed in Condition 2 below pursuant to application 24/00795/FUL, as set out in **Annex 1** of this letter.

A summary of the changes proposed as part of this Application is set out below:

- **Relocation of the approved amenity block**

The approved amenity block is proposed to be relocated to a position immediately south of the new canopy. This revised location optimises the functionality and accessibility of the Site. The revised location provides more direct and convenient access for all users, utilising the existing pedestrian access door and offering closer proximity to the on-site car park. This relocation will enhance the overall efficiency, connectivity, and usability of the development.

- **Additional Canopy**

A new canopy is proposed above the southern level access door, in addition to the previously approved canopy over the northern level access door. The new canopy will project approximately 12m from the edge of the building, providing enhanced operational efficiency for loading and access activities.

Additional details regarding the design and layout of the proposals for the Site is set out in the accompanying **Design and Access Statement ('DAS')** prepared by UMC Architects which should be read alongside the Cover Letter.

3 Justification

S96A of the Town and Country Planning Act 1990 (as amended) gives power to local planning authorities (in England) to make NMA's to planning permissions. Section 96A(2) states:



“In deciding whether a change is material a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission was originally granted”.

Further guidance on making a S96A NMA to planning permission is provided in the Planning Practice Guidance ('PPG') 2014 (as amended). When considering the definition of a NMA the guidance states:

“There is no statutory definition of ‘non-material’. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990”

The above amendments are considered to be minor and would enhance the amenity welfare, accommodation and practicability of the development.

It is therefore considered that this revision represents a NMA and will not conflict with the principles of the approved development or adopted planning **Policy T1 (Delivering Sustainable Development)** and **Policy P3 (Improving Design of New Development)** and should therefore be allowed.

On the basis of the above, it is considered that this Application is acceptable and should be approved without delay.

4 Drawing Schedule

A drawing schedule is provided at **Annex 1** of this letter which sets out the drawings hereby submitted, and the drawings proposed to be superseded as part of the previous application secured by Condition 2 as approved (24/00795/FUL).

5 Summary

We trust that the enclosed information is sufficient to allow you to validate and consider this submission, however please do not hesitate to contact me or my colleague James Guthrie (james.guthrie@quod.com) should you require any additional information at this stage.

Yours sincerely

H. Swainston

Hannah Swainston
Associate



enc. As above