



Ref: RB/LH/LAN5059/3
Date: 7th May 2025

Planning Department
Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Dear Sir/Madam,

Re: Land off Whitworth Road and Grassmere Street, Rochdale – Application to vary Condition No. 2 of Planning Application Ref. 22/00466/FUL

I write on behalf of my client, Cornerstone Place, to submit an application under Section 73 of the Town and Country Planning Act (1990) as amended to revise previously approved plans under condition 2 of planning permission ref. 22/00466/FUL at land off Whitworth Road and Grassmere Street, Rochdale.

The original application was approved for:

“Erection of 3 blocks (1 no. single storey and 2 no. two storey) of 14 no. 1 bedroom apartments (Use Class C3) including associated landscaping.”

The application was approved on 21st March 2024, subject to Condition 2 which referred to the following approved plans:

- Proposed Site Plan drawing no 3010 P03;
- Proposed Boundary Treatment drawing no 3011 P02;
- Block A Plans drawing no 3511 P02;
- Block A Elevations drawing no 3512 P02;
- Block B Plans & Elevations drawing no 3521 P02;
- Block C Plans & Elevations drawing no 3531 P02;
- Proposed Street Elevations drawing no 3201 P01;
- Proposed 3D Perspectives drawing no 3501 P01.

The application seeks to substitute the above approved plans for the following:

- Proposed Site Plan, dwg no. P-315-3-015A;
- Block A – Floor Plans, dwg no. P-315-3-100A;
- Block B & C – Floor Plans, dwg no. P-315-3-101B;
- Block A – Elevations, dwg no. P-315-3-300C;
- Block B – Elevations, dwg no. P-315-3-301C;
- Block C – Elevations, dwg no. P-315-3-302C;
- Street Elevations, dwg no. P-315-3-310B.

The Proposed Amendments

The application seeks amendments to the approved drawings in order to allow for minor amends to the internal layout of the 3 blocks and, importantly, for the development to deliver net zero buildings and addressing climate change as highlighted throughout the National Planning Policy Framework



(December 2024). The proposed amendments provide for minor alterations to be made to the approved drawings and are set out below:

Blocks A, B and C:

- Minor internal reconfigurations to the approved floor plans to allow for a better standard of living.
- Alterations to the approved elevations, including changes to the approved windows, with all bathroom windows to be obscurely glazed to a minimum of level 4 on the Pilkington Scale.
- Incorporation of smoke actuated rooflight to Blocks A and B and solar panels to the southern, eastern and western elevations of Blocks A and C. With solar panels to the southern elevation of Block B. Timber cladding is also proposed.

It is also acknowledged that the proposed materials, particularly the render have been altered, however this has been approved as part of the details relating to materials, drainage, hardstanding, biodiversity enhancement, noise and construction environmental management plan under application references 24/00411/DOC, 24/00594/DOC, 24/00874/DOC and 24/01233/DOC and the scheme has been developed in line with these approvals. No details relating to the conditions have been altered and therefore the application solely seeks to regularise the development through the substitution of the approved plans in line with the development on site. Further details relating to the amendments can be found on the accompanying plans.

Planning Assessment and Conclusions

The main planning considerations associated with the proposed amendments are discussed below.

Principle of Development

The principle of the proposed development remains unchanged, as the proposed alterations have only led to minor changes on site, however these do not alter the use or purpose of the site and therefore, the principle is considered to be acceptable.

Design

As highlighted by the submitted drawings, the proposes alterations are minor and nature and visually have little impact on the surrounding area. The overall design of the building has been altered, as set out above, albeit these are minor, and the design is therefore considered to be acceptable.

Conclusions

The above amendments are considered to be minor in mature and do not result in a major change to the appearance of the already approved scheme. Furthermore, the changes allow for the development to deliver net zero buildings, in line with the requirements of the Framework and do not result in the development impacting upon the amenity of nearby dwellings.

Therefore, the proposed changes to the scheme are proportionate to the scale and nature of the approved development, and do not result in a development that is substantially different from that of the approved. Therefore, the proposed amendments falls within the scope of a S.73 minor material application and can be approved.

I trust this letter and supporting information provides you with sufficient information to validate and determine this application.

Should any further information be required, please do not hesitate to contact me.

Yours faithfully,

L. Hickin

Laurie Hickin MRTPI
Senior Planner