



Ref: RB/LAN5059/3
Date: 19th December 2025

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

Dear Sir/Madam,

Re: Land off Whitworth Road and Grasmere 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 96a of the Town and Country Planning Act (1990) as amended to revise a previously approved plan under condition 2 of planning permission ref. 22/00466/FUL at land off Whitworth Road and Grasmere 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.”

A non-material amendment (25/00511/ANM) was approved on 15th August 2025, which approved the following site plan under a variation to condition 2:

- P-315-3-015A

This application seeks to substitute the above approved plan for the following:

- P-315-3-015C

The amendment solely relates to Block C, where perimeter paving has been added to aid pedestrian movement around the building for maintenance purposes. The proposed bin store to the northern side of the building has been enlarged slightly to improve the maneuverability of the bins stored within. In the context of the approved scheme, these amendments are deemed to be non-material, and we seek the council's approval.

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,

Rhys Bradshaw MRTPI
Director

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