

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
OTH/2026/0005

CASE OFFICER
Claire Ringwood

DATE
25th February 2026

Address: Land Off Whitworth Road And Grasmere Street, Rochdale

Proposal: Non-material amendments to planning permission 22/00466/FUL to reconfigure bin store and addition of paving to the perimeter of Block C

PUBLICITY	Weekly list expired?	Y	Site Notice expired?	N/A
	Neighbour letters expired?	N/A	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N/A	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to OnBase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION	GRANT
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CHECKED AND SIGNED OFF BY: RK

DATE: 26/02/2026

SITE

The application relates to three parcels of land to the east side of Whitworth Road and along Grasmere Street. Development is currently under way following planning permission 22/00466/FUL for the construction of 14 flats.

The site is within the Defined Urban Area (Policy G/D/1) as identified in the Proposals Map of the saved UDP.

PROPOSAL

The application proposes a non-material amendment to planning permission 22/00466/FUL relating to Condition 2 (approved plans) in regard to Block C only 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 will also be enlarged slightly to improve the manoeuvrability of the bins stored within.

PLANS AND DOCUMENTS SUBMITTED

The following plans were submitted on 5th January 2026:

Covering letter

Drawing No: P-315-3-015C - Proposed Site Plan

RELEVANT PLANNING POLICY

Legislation

Town and Country Planning Act 1990 – Part III Section 96A

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

RELEVANT SITE HISTORY

22/00466/FUL - 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. Approved 21/03/2024.

24/00411/DOC - Discharge of conditions 10 (NIA), 11 (CEMP), 12 (Photographic Road Survey), 14 (Site Investigation) and 15 (FFL) of planning permission 22/00466/FUL (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). Request completed 12/08/2024.

24/00594/DOC - Discharge of condition 8 (materials) of planning permission 22/00466/FUL. Request completed 15/08/2024.

24/00874/DOC - Discharge of conditions 3 (drainage scheme), 4 (drainage management scheme), 8 (materials samples), 13 (hardstanding details) and 16 (biodiversity enhancements) of planning permission 22/00466/FUL. Request completed 08/11/2024.

24/01233/DOC - Discharge of condition 8 (material samples) of planning permission 22/00466/FUL. Request completed 10/02/2025.

25/00511/ANM - Non-material amendment to planning permission 22/00466/FUL for internal reconfigurations, alterations to some windows, the incorporation of smoke actuated rooflights, solar panels and timber cladding. Approved 15/08/2025.

SUMMARY OF CONSULTATION RESPONSES

As the application was originally submitted as a S73 application it was publicised with a site notice, a press notice and neighbour notification letters.

ANALYSIS

Paragraph 002 to section 17a of the National Planning Practice Guidance (NPPG) states that:

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.

Therefore, the purpose of the application is to seek the Council's determination as to whether the changes to the previously approved details are sufficiently material in their nature and in the context of the approved development so as to require a fresh planning permission or not. Non-material amendment applications are not an application for planning permission, do not result in the issuing of a new planning permission and relate only to the amendments sought.

Paragraph 008 to section 17a of the NPPG states that in making decisions on non-material amendment applications, the local planning authority should take into account:

The effect of the change, together with any previous changes made under section 96A. They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification. As this is not an application for planning permission, section 38(6) of the Planning and Compulsory Purchase Act 2004 does not apply.

Paragraph 011 to section 17a of the NPPG states that the issuing of an approval for a non-material amendment application:

...only relates to the non-material amendments sought and the notice of the decision should describe these. It is not a reissue of the original planning permission, which still stands. The two documents should be read together.

Section 96A of the Town and Country Planning Act 1990 also allows for new conditions to be imposed, or existing conditions to be removed or altered in the issuing of a decision for a non-material amendment application.

Assessment of the non-material amendment

The perimeter paving and enlarged bin store are not considered to impact on the character and appearance of the development. The width of the paving is relatively minor, and the bin store remains in the same location with only the floor area increased. Although the bin enclosure comes closer to a habitable window, the location of the bins remains as originally approved due to the location of the access gate into the store. For these reasons, officers are of the opinion that the

amendments would not have any material effect on the planning permission originally granted or to neighbouring amenity.

RECOMMENDATION

GRANT subject to the following conditions:

1. This permission relates to the following drawing:

Drawing No: P-315-3-015C - Proposed Site Plan

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 and the National Planning Policy Framework.

Notes for Applicant:

INFORMATIVE:

This decision notice is to be read alongside that issued with planning permission 22/00466/FUL. All conditions that were imposed on the previous planning permission remain with the exception of those amended by the listed non-material amendments.