

FAO: Ryan Killeen

Rochdale Borough Council
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24th February 2025

Submitted via Planning Portal (ref: PP-14600514)

Dear Ryan

Application for the Approval of a Non-Material Amendment to 21/01797/FUL: Full Planning Permission for Development at North Manchester Golf Club

On behalf of our client, the North Manchester Golf Club, ('the Applicant'), please find enclosed an application made under Section 96A of the Town and Country Planning Act 1990 to make a non-material amendment to Condition 2 of planning permission 21/01797/FUL at North Manchester Golf Club, Manchester Old Road, Middleton ('the Site'), which relates to the approved plans.

The permission was originally granted on 12th May 2025. The description of development reads:

'Residential development comprising 56 dwellings; erection of a replacement club house to include shop, function room and greenkeepers store; construction of bridge link from club house to golf course; relocation of the existing practice area / driving range; construction of a replacement car park; and, associated landscaping and infrastructure, following demolition of the existing clubhouse and residential dwelling.'

The Proposed Amendments

Enclosed with this submission is a set of revised plans to supersede those previously approved, as set out in the table appended to this letter.

A number of key design amendments are proposed which are summarised below:

1. The replanning of the central stair access archway within the proposed Clubhouse, and adjustments to the spaces for trolley storage / buggies and changing spaces / simulator rooms;
2. A façade materiality change from copper shingles to recycled plastic tiles on the proposed Clubhouse; and

3. Alterations to the internal layout and façades of the Greenkeepers Shed to align better with updated inventory of equipment and to accommodate future e-charging for buggies / greenkeeping equipment.

To support the amendments proposed within this application the following has been included:

- Updated plans prepared by Assorted Skills + Talents; and
- A Design and Access Statement (ref: AST_NMGC_XX_RPT_A_09-500 - 10th February 2026) prepared by Assorted Skills + Talents which expands on the proposed amendments summarised above and any other minor alterations to the approved plans.

Assessment

Planning Practice Guidance¹ is clear that there is no statutory definition of "non-material" and it is dependent on the context of the overall scheme. The summary table at Annex A² states that the Local Planning Authority, when considering if the amendment is material, "*must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted*".

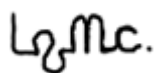
Along with the proposed design changes, the amendments will not require the reassessment of any additional information or environmental impacts (as set out above), therefore the "*effect of the change*" is not considered to be "material" and it is on this basis that AshtonHale have submitted this application.

Summary

In summary, the "*effect of the change*" of the proposed amendments is non-material, and the amendments proposed are in order to allow for construction and maintenance. The amendments to the approved plans are required to reflect a viable scheme and enable the vital improvements to the Golf Club to come forward.

I trust that the enclosed information will enable you to validate the submission as soon as possible. If you have any queries or require any further details, please do not hesitate to contact me.

Yours sincerely,



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Associate Director

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Enc. Table of Approved and Replacement Plans

¹ Paragraph: 002 Reference ID: 17a-002-20140306, Revision date: 06 03 2014

² Accessible via:

https://assets.publishing.service.gov.uk/media/5e3c3a24ed915d09556ba58d/Annex_flexible_options.pdf

Table of Approved and Amended Plans

Approved Plan Title	Approved Plan Reference	Amended Plan Reference
<i>Clubhouse</i>		
Proposed Site Plan	NMGC-AST-XX-STE-DR-A-09-003 - Rev P1	NMGC-AST-XX-STE-DR-A-09-003 - Rev P2
Proposed Ground Floor Plan	NMGC-AST-XX-XX-DR-A-09-104 - Rev P1	NMGC-AST-XX-XX-DR-A-09-104 - Rev P2
Proposed First Floor Plan	NMGC-AST-XX-XX-DR-A-09-105 - Rev P1	NMGC-AST-XX-XX-DR-A-09-105 - Rev P2
Colour Elevations in Context 1 of 2	NMGC-AST-XX-XX-DR-A-09-202 - Rev P1	NMGC-AST-XX-XX-DR-A-09-202 - Rev P2
Colour Elevations in Context 2 of 2	NMGC-AST-XX-XX-DR-A-09-203 - Rev P1	NMGC-AST-XX-XX-DR-A-09-203 - Rev P2
Proposed Elevations 1 of 3	NMGC-AST-XX-XX-VIS-A-09-304 - Rev P1	NMGC-AST-XX-DR-A 09-204 Rev P2
Proposed Elevations 2 of 3	NMGC-AST-XX-XX-VIS-A-09-305 - Rev P1	NMGC-AST-XX-DR-A 09-205 Rev P2
Proposed Typical Sections	NMGC-AST-XX-XX-DR-A-09-302 - Rev P1	NMGC-AST-XX-XX-DR-A-09-302 - Rev P2
<i>Greenkeepers Shed</i>		
Proposed Depot GA - Plans	123456 - 001	AST-20-101 Rev P3
Proposed Depot GA - Elevations	123456 - 002	AST-20-300 Rev P3
Proposed Site Plan	NMGC/MPL/001 - Planning Layout - Rev P47*	AST-20-301 Rev P2

*amendment in respect of this specific area only