

Officer Report

Case Reference: OTH/2026/0142
Location: Land at Royle Road, Rochdale, OL11 3EH
Proposal: Application for non-material amendment to planning permission 20/01401/AM to include layout of the LEAP, surfacing details and associated features
Recommendation: Approve with Conditions
Officer: Ryan Killeen

Site Description

The application relates to a nearly completed housing development off Royle Road which previously accommodated Royle Works.

To the north of the application site is Edinburgh Way and the associated retail units on the opposite side of that road, to the east is the railway line and a large industrial estate. To the south are further employment units and to the west is a residential area.

The Edinburgh Way and Royle Road frontages of the site are relatively level, with a steep slope leading to the main site plateau, which is an average of 10 metres higher than the surrounding levels.

Proposal

The application seeks a non-material amendment to Planning Permission 20/01401/AM under s.96A of the Town and Country Planning Act to insert a plan for the Locally Equipped Area of Play.

Relevant Planning Legislation

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

Relevant Site History

The Section 96A application relates to a Section 73 application which was granted in December 2020 permitting the erection of 198 dwellings and a block of 24 apartments including the demolition of existing structures together with associated ground works to the north of the site, public open space, landscaping and vehicular access from Royle Road (Ref: 20/01401/AM).

Representations

In accordance with the Council's Code of Publicity for Planning Applications, the application was not publicised. Given the application relates to one made under S.96a of the 1990 Act, in

granting consent the Council is of the view that the amendments would not result in a materially different impact on the surrounding environment.

Analysis

NPPG acknowledges that there is no statutory definition of non-material, and that it is entirely dependent on the context of the overall scheme.

The insertion of a plan into the approved list of plans to include details of the Locally Equipped Area of Play (LEAP) would see details provided of the LEAP shown on the approved plan expanded upon, thus would not materially alter the approved development.

In light of the above, the proposals are considered to sit comfortably within the scope of an application under s.96A.

Recommendation: Approve with Conditions

Condition(s) (1)

This decision relates to the following plans: -

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- Q12249_C Rev. C - LEAP Option 2

and the development shall be carried out in complete accordance with these drawings hereby approved.

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.

Informative:

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This decision notice is to be read alongside that issued with planning permission 20/01401/AM and all conditions that were imposed on all previous applications and amendments, with the exception of those conditions which are explicitly varied in accordance with the provisions of this decision or which have been explicitly varied by of other S96A non-material amendments.