

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Non-Material Amendment**

APPLICATION REFERENCE: OTH/2026/0039

Applicant Mr Jon Walker 35 Joshua House Joshua Lane, Middleton, M24 2AY	Agent Mr Richard Fletcher 3 Manchester Road Bury BL9 0DR
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Part I - Particulars of Application

Proposal: Application for a non-material amendment to alter the wording of Condition 3 (Affordable Housing Scheme) in relation to planning permission 23/01162/FUL to accommodate a revised affordable housing scheme and to incorporate the exemptions and releases set out therein

Location: Land Off , Greenhill Road/Smethurst Street, Middleton, M24 2BB

Valid On: 15 January 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (1)**

- 3 The dwellings hereby approved shall be provided in accordance with the Affordable Housing Statement dated 23 July 2025 prepared by First Choice Homes Oldham (or any amended or replacement affordable housing statement submitted to and approved by the Council from time to time) and shall be retained as such in perpetuity subject to the exemptions and releases set out in the said Affordable Housing Statement.

Reason: For the avoidance of doubt and to ensure the delivery of a 100% fully affordable residential development.

Date of Decision: 27/03/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

Your attention is drawn to the following (1)	
1	This decision notice is to be read alongside that issued with planning permission 23/01162/FUL 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 way of other S96A non-material amendments.

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice Your attention is also drawn to the Party Wall Act.
- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.
- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current

level can be found at:

[https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1.](https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1)