



Development Management
Rochdale MBC
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Our Ref: RG/G1005/NMA
Date: 12th April 2026

Dear Sir / Madam

Application for Non-Material Amendments pursuant to Section 96A of the Town and Country Planning Act 1990

Hanson Springs Limited, Trans Pennine Trading Estate, Hanson Springs Limited, Correls Way, Rochdale, OL11 2PX

We apply on behalf of Hanson Springs Limited seeking Section 96A Non-Material Amendments (NMAs) to planning permission 24/01113/FUL which approved (on 11 March 2025) the following development:

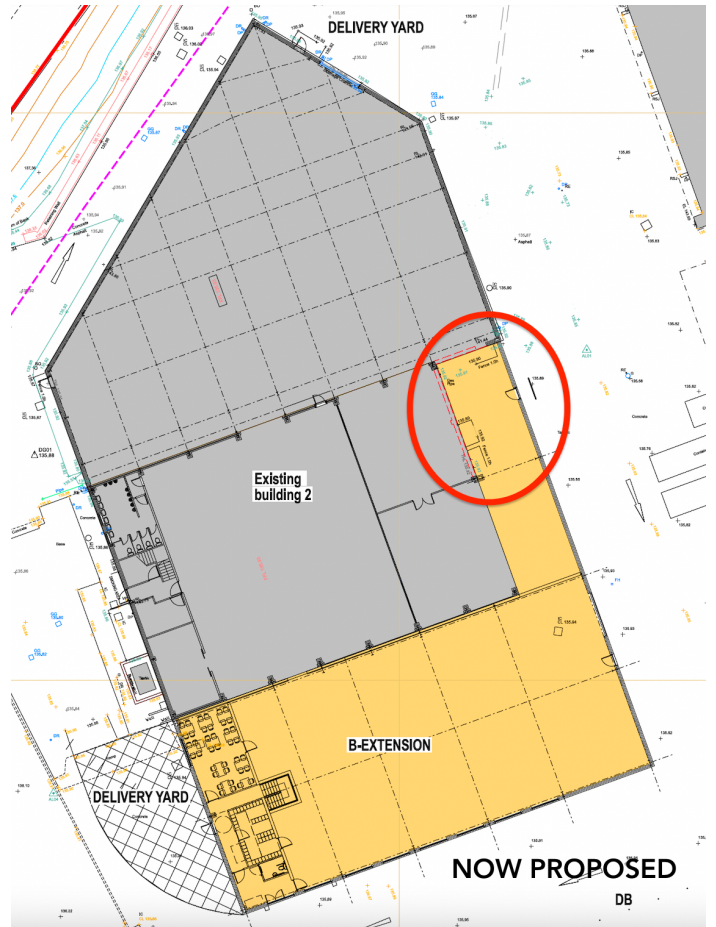
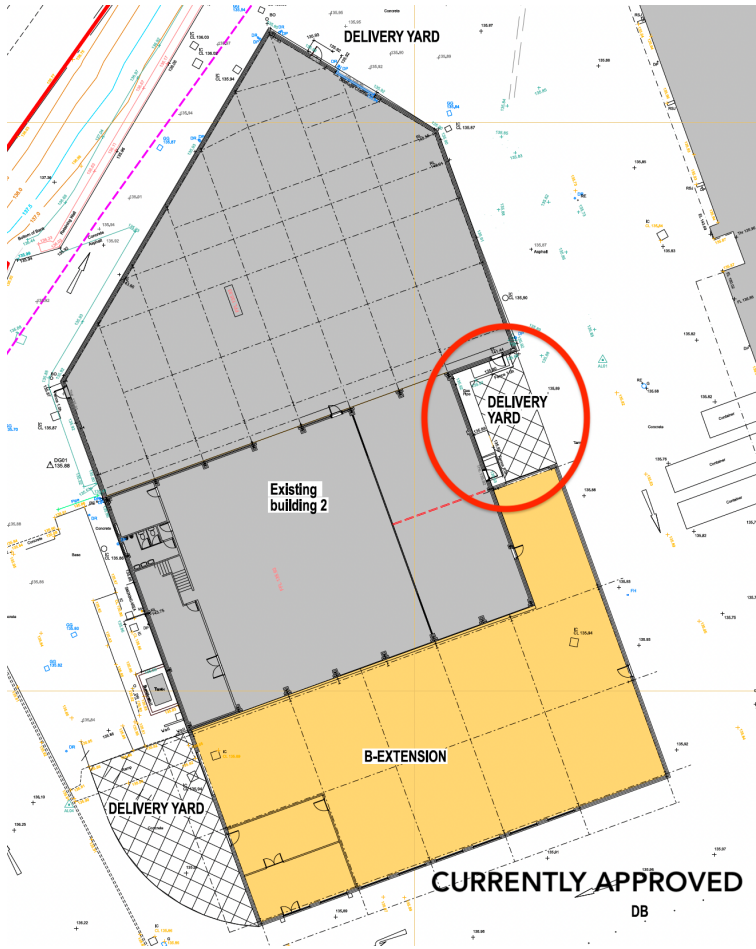
'Extension to existing Class B2 building; erection of a detached Class B8 warehouse with ancillary offices / staff welfare facilities; together with the reconfiguration of existing car parking and internal vehicular / pedestrian access arrangements and associated hard and soft landscaping'

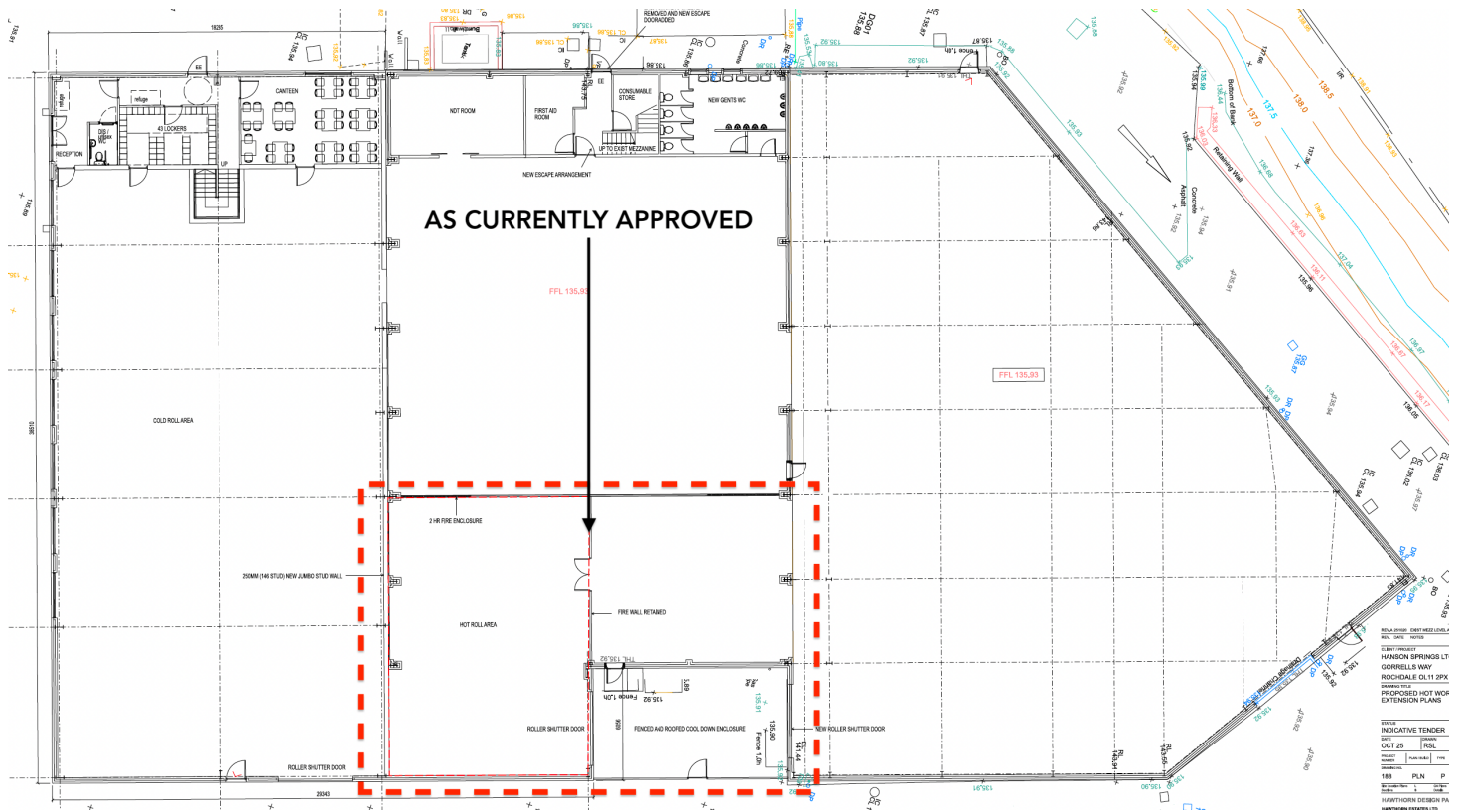
A previous NMA application (ref: 25/01072/ANM) was approved on 14th November 2025 in respect of minor alterations to the approved factory extension and the coordination / rationalisation of elevations of the new building to match and provide design synergy with the approved extension.

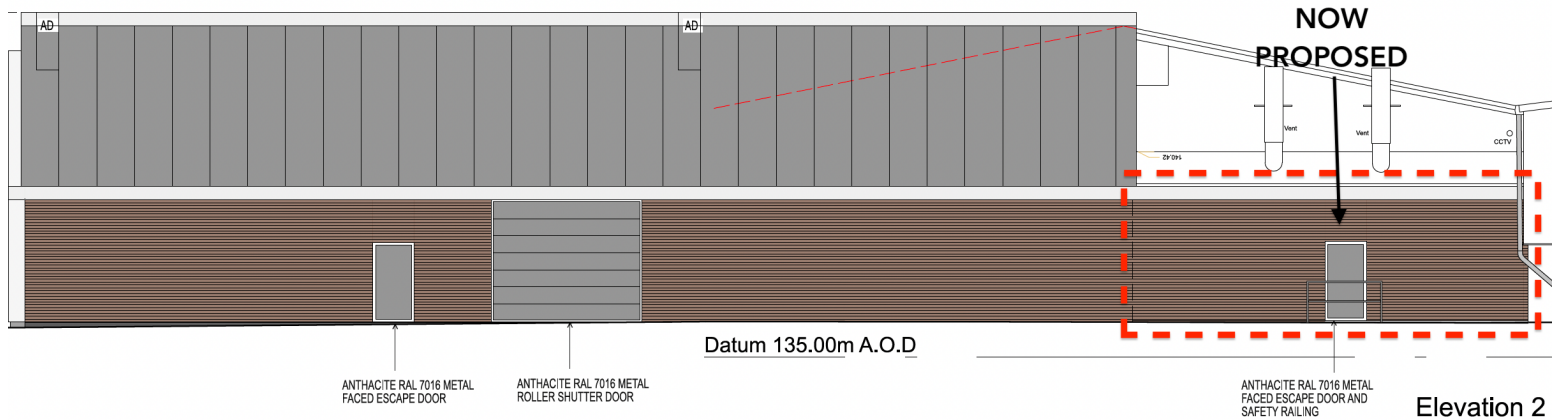
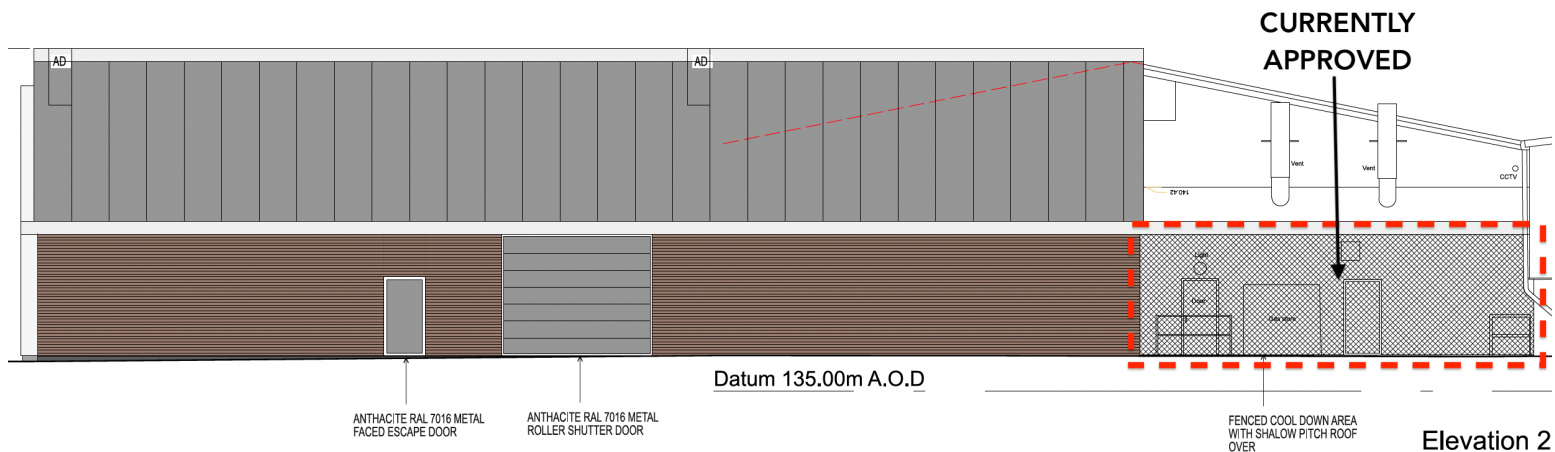
This second NMA application relates to the 'hot roll' area that formed part of the approved extension. Since the grant of planning permission and the first Non Material Amendment, our client has given further consideration to how this area will most efficiently function, and now wishes to introduce a minor changes, essentially involving the enclosure of this area.

No other part of the approved development is proposed to be altered.

To highlight this change, we reproduce on the following pages 'side by side' extracts from the currently approved drawings, set against the now-proposed drawings.







We consider the proposed amendments to be non-material in that they do not alter the approved use, character, scale, height, positioning, form or overall appearance of the approved factory extension. From public vantage points, the changed elements will not be visible / perceptible.

Enclosed with this application are **three** replacement drawings identifying the above proposed changes, and we accordingly seek the alteration of Condition 2 of the planning permission to substitute those three drawings in place of the corresponding currently approved drawing, as below.

Currently approved drawing:	NMA replacement drawing:
188-P10 Rev A - Proposed Hot Works Extension Plans [as approved under NMA 25/01072/ANM]	P11 - Proposed Hot Works Extension Plans
PLN L 15 Rev D - Proposed Site Plan Option 3	PLN L 21 - Proposed Site Plan
188-E07 (Proposed Hot Works Extension Elevations) [as approved under NMA 25/01072/ANM]	PLN E 09 - Proposed Hot Works Extension Elevations / Sections (Elevations and Cross Section shown)



For the avoidance of doubt, none of the remaining approved drawings listed in Condition 2 (or the drawings approved under NMA application 25/01072/ANM require any alteration (aside from those referenced in the table above), and as such remain current.

We are hopeful that the LPA will concur that the proposed alterations are very modest and can be accepted as Non Material Amendments.

Should the LPA require any further details or clarification, please contact Richard Gee at the above offices.

Yours faithfully
for Roman Summer Associates Ltd

Richard Gee
Director