

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00598/ANM

CASE OFFICER

Majid Mir

DETERMINATION DATE 09.07.2025 **EXT OF TIME** 08.08.2025

Address: Land Adjacent Trub Road, Castleton, Rochdale OL11 2TR

Proposal: Non-material amendment to planning permission 22/00254/FUL to amend plan 2472.1.104 - Closure of Unadopted Highway REV A

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

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

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

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

RECOMMENDATION

GRANT SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY: TH **DATE:** 08.08.2025

SITE

The application relates to a vacant plot of land which is bounded by Manchester

Road, Montrose Street, Trub Road and the access road leading to the industrial unit located to west of the site. Montrose Street and the access road are included within the red edge.

The site is located within the southern end of Castleton (South) Conservation Area.

PROPOSAL

This application seeks to replace plan '2472.1.104 - Closure of Unadopted Highway REV A' with plan 'Highway Closure Notice'. This would remove the access road sited to the south of the vacant plot of land from the area proposed for road closure. Formal road closure of Montrose Street is being undertaken under a separate mechanism that would enable the facilitation of the approved development.

RELEVANT SITE HISTORY

22/00254/FUL Erection of 4 no. dwellings with associated boundary treatment.
Decision: Grant subject to conditions (30 September 2022).

CONSULTATION RESPONSES

Highways And Engineering

No objections.

REPRESENTATIONS

N/A.

ANALYSIS

The approved planning permission includes details of boundary treatment along the junction between Montrose Street and the access road to the industrial units located to the rear of the site. The closure of Montrose Street would enable the facilitation of the approved development. However, the closure of Montrose Street sits outside the planning process.

This proposal does not propose any physical alterations to the approved development. As such, the proposal would have no impact on any material planning matters. Therefore, it is considered that the application would constitute a non-material amendment to the original planning permission for the purposes of Section 96A of the Town and Country Planning Act 1990.

RECOMMENDATION

GRANT subject to the following amended condition(s):

2. This permission relates to the following plans:-

- 2472.1.100 - Location Plan
- 2472.1.101 - Existing Site Plan
- 2472.1.102 - Existing Topographical Plan
- 2472.1.103 - Existing Site Elevations
- Highway Closure Notice**
- 2472.2.100 - Proposed Site Plan REV B - Received by email on 28/07/2022

- 2472.2.101 - Proposed External Works Plan REV C - Received by email on 31/08/2022
- 2472.2.105 - Proposed Site Elevations 1 REV C - Received by email on 31/08/2022
- 2472.2.106 - Proposed Site Sections REV C - Received by email on 31/08/2022
- 2472.2.107 - Proposed Garden Fence Detail REV A - Received by email on 22/06/2022
- 2472.2.108 - Proposed Boundary Wall Detail REV A - Received by email on 31/08/2022
- 2472.2.109 - Proposed Site Elevations 2 REV B - Received by email on 31/08/2022
- 2472.2.110 - Proposed House Type A Typical Plans REV A - Received by email on 28/07/2022
- 2472.2.111 - Proposed House Type B Typical Plans REV A - Received by email on 28/07/2022

and the development shall be carried out in 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.

Notes for Applicant:

1. Previous Permission

This decision notice is to be read alongside that issued with planning permission 22/00254/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 applications.

Report Author Majid Mir