

APPLICATION NUMBER: 25/00470/ANM

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
25/00470/ANM	Nick Brookman	28 May 2025

DETERMINATION DATE

9 June 2025

Address: Former Tesco Distribution Centre, Stakehill Industrial Estate, Rochdale

Proposal: Application for a non-material amendment to planning permission 24/00669/FUL for the installation of two 4m x 4m roller gates to North Elevation

PUBLICITY	Weekly list expired?	NA	Site notice expired?	NA
	Neighbour letters expired?	NA	Press Notice expired?	NA

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

COMMENTS	Planning Panel comments received?	NA
	Neighbour comments received?	NA

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

RECOMMENDATION	GRANT subject to conditions
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CHECKED AND SIGNED OFF BY: LA

DATE: 09.06.25

SITE

The application relates to the former Tesco distribution unit set to the southwest corner of Stakehill Business Park off Touchet Hall Road. The site covers an area of circa 7ha, with a distribution building with a floor area of c. 25,000sqm set centrally, surrounded by HGV parking and circulation spaces, and vehicular parking for employees of the unit.

The site is bounded to the west by the Calder Valley Rail Line which runs north to south with Castleton the nearest station to the north, and Mills Hill the closest to the south. 250m further west of the Rail line is the Rochdale Canal which runs broadly parallel to the rail line from Rochdale to Manchester City Centre.

The application unit is amongst the largest within Stakehill Business Park, set adjacent to Parcellforce last-mile distribution centre to the north, Tontarelli, a plastics manufacturer to the north and Footasylum fulfilment centre to the east. Land to the west and south of the unit are undeveloped and are utilised as agricultural pastures. More recently, land to the south now forms part of allocation JPA.2 under the adopted Places for Everyone Joint Development Plan; a circa 200ha area set to the south, east and north of Stakehill Business Park, and undeveloped land between A664 Rochdale Road, A627(M) and the M62. JPA.2 seeks to deliver 1.5m sq ft of employment floor space in addition to circa 1700 dwellings.

PROPOSAL

This Section 96A application seeks amendments as follows:

- A non-material amendment to planning permission 24/00669/FUL for the installation of two 4m x 4m roller gates to North Elevation

No other amendments are sought.

RELEVANT PLANNING POLICY

Legislation

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

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

RELEVANT SITE HISTORY

24/00669/FUL - Replacement of existing gatehouse following removal of existing, addition of cycle store, smoking shelter, waste sortation/recycling area, installation of EV charging points and 40no refrigeration hook up points, new fuel and wash islands, car park barriers/ height restrictor, formation of new level access ramps , additional parking space 2no. EV accessible parking spaces, yard entrance reconfiguration. Installation of first floor windows to facilitate extension to existing office, erection of PV roof panels and alterations to existing loading docks doors and shutters – Approved with conditions 29th October 2024.

CONSULTATION RESPONSES

Not applicable.

REPRESENTATIONS

In line with the Council's code of publicity for this level of application, no letters of notification were issued.

ANALYSIS

Paragraph 002 to section 17a of the National Planning Practice Guidance (NPPG) states that:

'There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990'.

Therefore, the purpose of the application is to seek the Council's determination as to whether the changes to the previously approved details are sufficiently material in their nature and in the context of the approved development so as to require a fresh planning permission or not. Non-material amendment applications are not an application for planning permission, do not result in the issuing of a new planning permission and relate only to the amendments sought.

Paragraph 008 to section 17a of the NPPG states that in making decisions on non-material amendment applications, the local planning authority:

'must have regard to the effect of the change, together with any previous changes made under section 96A. They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification. As this is not an application for planning permission, section 38(6) of the Planning and Compulsory Purchase Act 2004 does not apply.'

Paragraph 011 to section 17a of the NPPG states that the issuing of an approval for a non-material amendment application:

'...only relates to the non-material amendments sought and the notice of the decision should describe these. It is not a reissue of the original planning permission, which still stands. The two documents should be read together.'

Section 96A of the Town and Country Planning Act 1990 also allows for new conditions to be imposed, or existing conditions to be removed or altered in the issuing of a decision for a non-material amendment application.

Assessment of NMA

The application confirms that the proposed change purely comprises the insertion of 2 new 4m high roller shutter doors on the northern elevation. The new doors and their openings would measure 4m wide and they would be of an identical construction and size proportions to existing access and loading dock doors across the warehouse on other elevations. The doors would assimilate well with the existing warehouse.

It is recognised that the proposed shutter doors would therefore effectively match those implemented under application 24/00669/FUL and the reason for the proposed development is to assist with warehouse deliveries and operations around the site.

In summary, the effects of the proposed amendments to planning approval 24/00669/FUL would not, either in isolation or combination, materially alter the development's impact in terms of its design, relationship with neighbouring development or impact on the character and appearance of the surrounding area.

The proposed amendments result in a betterment in perpetuity for the occupier of the premises and the amendments would result in no greater material impact than the development as previously approved and, therefore, they 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

It is therefore considered and accepted that the amendments proposed can be treated as a non-material amendment.

Notes for Applicant:

Amended Condition

This approval relates to the plans and documents as listed below only:

- ☐ Location Site Plan Drawing No 05_911 Rev P01
- ☐ Existing and Proposed North Elevations Drawing No 00_056 Rev P01
- ☐ Proposed Ground Floor Drawing No 00_045 Rev P01

The development shall be carried out in complete accordance with the drawings/documents 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:

This decision notice is to be read alongside those issued with planning permission 24/00669/FUL and all conditions that were imposed on the previous planning permission remain.

Report Author Nick Brookman