



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
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Smith St
Rochdale
OL16 1XU

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Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Rhodes Business Park

Address Line 1

Silburn Way

Address Line 2

Address Line 3

Rochdale

Town/city

Middleton

Postcode

M24 4NE

Description of site location must be completed if postcode is not known:

Easting (x)

385398

Northing (y)

405240

Description

Applicant Details

Name/Company

Title

Mr

First name

Nick

Surname

Howe

Company Name

ZEUS PROPCO 1 LIMITED

Address

Address line 1

IFC 5,

Address line 2

Address line 3

Town/City

St Helier,

County

Country

Jersey

Postcode

JE1ST

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
- ☐ No
- ☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Erection of 1no. unit (Use Class B2/B8/E(g) (General Industry/Storage & Distribution/Commercial) together with associated service yard, car parking and landscaping.

Reference number

23/01213/FUL

Date of decision

24/11/2023

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

This NMA application is submitted to correct a minor typographical error in the approved elevational drawings regarding cladding colours and to make a small adjustment to the perimeter surface materials for buildability purposes. The proposed non-material amendments are as follows:

Item 01

Amendment: Correction to the materials key on the approved elevational drawing to align with the original consent and intended proposal, following the identification of a minor typographical error.

Item 02

Amendment: Adjustment to the hard landscaping immediately around the building perimeter, changing from permeable paving to in-situ concrete.

Item 03

Amendment: Revision to the refuse enclosure material from timber 'hit and miss' fencing to galvanised steel slats.

Please state why you wish to make this amendment

Item 01

Reason: To maintain consistency and compliance with the approved plans.

Item 02

Reason: This revision provides a more durable and practical solution for access, cleaning, and ongoing maintenance, for buildability and future occupiers. As infiltration is not required in this location, the need for permeable paving is not necessary, and the change is consistent with the approved drainage strategy.

Item 03

Reason: To provide a more robust and durable finish, which is better suited to the industrial context and complements the approved steel cladding.

Are you intending to substitute amended plans or drawings?

☒ Yes

☐ No

If yes, please complete the following details

Old plan/drawing numbers

24077-HAL-PL003-P01-Proposed Site Plan
24077-HAL-PL007-P01-Proposed Elevations

New plan/drawing numbers

24077-HAL-PL003-P03-Proposed Site Plan
24077-HAL-PL007-P02-Proposed Elevations

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

23/01213/FUL

Date (must be pre-application submission)

09/09/2025

Details of the pre-application advice received

Email correspondence on whether changes could be delt with under a NMA application, and agreement they could.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Roland Lee

Date

18/09/2025