

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
25/01133/ANM

CASE OFFICER
Nick Brookman

DATE
20th November 2025

DETERMINATION DATE

5th December 2025

Address: Stone Mountain, Unit 9, Heywood Distribution Park, Heywood, OL10 2TL

Proposal: Application for non-material amendment to planning permission 24/00795/FUL to relocate the approved amenity block and installation of an additional canopy on the southern level access door.

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: RG

DATE: 27 November 2025

SITE

The application site is previously developed land and the surrounding area is designated as a 'Primary Employment Zone' in Rochdale Borough Council's UDP Proposals Map (Policy EC/2).

The application site is located on the north east corner of Heywood Distribution Park. Access to the site is provided via Mulberry Way which also forms the Site's southern boundary. The Site is circa 1 km from Heywood Town Centre and is situated approximately 4km from Bury Town Centre, 6km from Rochdale Town Centre and approximately 9.5 km from Oldham Town Centre.

The site area measures 2.78 hectares and comprises a warehouse building measuring approximately 13,800 sqm, a large area of hard standing to the east providing servicing and delivery access and car parking to the south of the site.

This application site itself is set in between Mulberry Way to the south and the East Lancashire Railway which runs across the north of the site with residential dwellings beyond. Dense vegetation screens the site to the north.

There are two access points into the Site itself on Mulberry Way which provide access into the car park at the south of the Site and access into the service yard at the southeastern corner. There is an existing control gate at the access to the service yard. Separate access points for private vehicles ensure that safety is prioritised for all users of the site and there is no conflict between private vehicles and HGV's.

The east, south and west the Site is surrounded by other employment units that form Heywood Distribution Park. The Distribution Park is characterised by a range of typical industrial and storage units and associated hard and soft landscaping.

PROPOSAL

This Section 96A application seeks amendments as follows:

- A non-material amendment to planning permission 24/00795/FUL comprising of the relocation of the approved amenity block and the addition of a new canopy over the southern level access door.

No other amendments are sought.

The proposed canopy will effectively match the appearance of the canopy already approved above the northern level access door by measuring 12m x 12.5m.

The works to the amenity building purely comprise it's relocation close to the southern access door. The design and dimensions of the building remain entirely the same as previously approved under application 24/00795/FUL.

RELEVANT PLANNING POLICY

Legislation

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

National Guidance

National Planning Policy Framework (NPPF)

RELEVANT SITE HISTORY

24/00795/FUL - Alterations to the existing warehouse comprising the installation of a new 12m canopy on the north eastern access door and the construction of a new sprinkler tank and pump house, a new perimeter fence, new car park entrance gates and a new office and amenity block building. Approved with conditions 31st 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 one of the proposed changes purely comprises the insertion of a new external canopy above the southern level access door. This canopy would be of an identical design to the previously approved canopy above the northern level access door. As was determined under application 24/00795/FUL with regards to the proposed northern level access door canopy, the same applies here in that the proposed design, materials, building profile and overall appearance of the proposed southern level access door is in keeping with the existing warehouse building and prevailing character of the wider business park site to the west. Overall, the new canopy would assimilate well with the existing warehouse.

The proposed office amenity block as approved under application 24/00795/FUL is being relocated to provide a more suitable location to assist in improving pedestrian access between the amenity block and existing warehouse unit.

The relocation and siting of the proposed amenity block will still remain entirely ancillary and subordinate to the primary use of the land associated with the warehouse and it's design (which remains unchanged as previously approved) would continue to appear as a wholly subservient addition. The proposed dark grey windows and anthracite elevations would correspond well with the existing character and appearance of the area.

The sprinkler tank and pump house approved to be located off the north east elevation of the existing industrial warehouse and within the service and delivery yard associated with the warehouse remain unaffected.

In summary, the effects of the proposed amendments to planning approval 24/00795/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 application is supported by a revised Drainage Statement prepared by Build Warranty which confirms that the proposed development is still located over an existing concrete service yard and therefore there will be no increase in the impermeable area draining into the existing system and as such there will be no detrimental impact on the existing surface water drainage network.

As was determined under application 24/00795/FUL, the proposed development subject to this NMA application would therefore not increase or re-direct surface water elsewhere and Officers consider that the proposed development would still accord with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of PfE and the NPPF.

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 permission relates to the following plans and documents as listed below only:

- ☐ Site Location Plan Drawing No 0601 Rev B
- ☐ Proposed Site Layout Drawing No 0610 Rev F
- ☐ Building Layout – Proposed Building Plan Drawing No 1010 Rev E
- ☐ Building Layout – Proposed Elevations Drawing No 1310 Rev C
- ☐ Amenity Building – Elevations – Drawing No 1350 Rev E
- ☐ Amenity Building – Plan – Drawing No 0150 Rev E
- ☐ Proposed Sprinkler Tank Location Drawing No 0620 Rev C
- ☐ Proposed Level Access Canopy Drawing No 1315 Rev B
- ☐ Proposed Fence Layout Drawing No 0611 Rev F
- ☐ Design and Access Statement Revision P01 (Dated 24.10.2025)
- ☐ Sustainable Drainage Statement Dated 27th October 2025

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 24/00795/FUL and all conditions that were imposed on the previous planning permission remain.