



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
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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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

391342

411483

Description

Kingsway Business Park Rochdale - Plot J2 bordering John Milne Avenue and James Kearns Avenue.

Applicant Details

Name/Company

Title

Mr

First name

Ian

Surname

Smith

Company Name

Wilson Bowden Developments Limited

Address

Address line 1

Forest Business Park

Address line 2

Cartwright Way

Address line 3

Town/City

Bardon Hill

County

Country

United Kingdom

Postcode

LE67 1UB

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Christopher

Surname

Fisher

Company Name

DLA Architecture Ltd

Address

Address line 1

6 East Parade

Address line 2

Address line 3

Town/City

Leeds

County

Country

United Kingdom

Postcode

LS1 2AD

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 two industrial units/warehouses (Classes E(g)(iii), B2 and B8) with ancillary office space, new access, car parking, servicing, boundary treatments, hard and soft landscaping and other associated works

Reference number

22/01200/FUL

Date of decision

01/06/2023

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

Unit J1 - Electric vehicle charger point provision revised to achieve BREEAM rating.
Car park / pedestrian access gates added to site plan.
Condenser compounds location shown, 1nr. each unit.
Car share spaces added, J1 6nr; J2 4nr.
Retaining wall arrangement revised refer to site plan.
New security fencing to car parks and rear of both units.
Unit J1 car park retaining wall relocated approx 200mm to avoid electric services.
Service margin, to rear of both units, revised from concrete to asphalt.
Ground floor windows added to office elevation, both units.
1 number Final exit door on unit 1 repositioned and 1 number Final exit door on unit 2 repositioned
Louvres added to elevations on both units.
Composite cladding to office elevation revised to built up cladding system, same external finish as original proposal.

Please state why you wish to make this amendment

Please see below explanatory notes scheduling why DLA Architecture believe the amendments constitute a Non Material Amendment application as listed above:-

Unit J1: Electric vehicle charger point provision revised for BREEAM

Car park / pedestrian access gates

Sliding gates for pedestrian access have been added to improve access and because the sloping nature of the site impeded gate swings.

Condenser Compounds

The condensers to both units were added in by the M and E subcontractor as part of the the mechanical design development. On unit 1 the condenser is positioned next to the refuse store at the south elevation. On Unit 2 the condenser is within the service yard close to the transformer along the South East elevation. The compounds have surrounding timber screens.

Car Share Spaces

The number of car share spaces have been added to both units as part of the project aiming to achieve a Breeam very good rating

Retaining wall arrangement revised.

Retaining walls have been revised as part of the design development and site conditions process.

The retaining wall to the Unit1 car park entrance has been removed.

The retaining wall to the unit 1 service yard entrance has been added.

The return in the retaining wall at the HGV parking to Unit 1 has been removed.

Unit 2 retaining wall running parallel to the road has been extended past the cycle shelters.

New Security Fencing

A new mesh fence has been added along the rear of the units to maximise the available end user operating space facility.

Unit J1 Car Park

The car parking layout was realigned to avoid incoming electric services.

Service Margins to Both Units

The original scheme showed concrete service paths to allow for vehicle use for construction of the adjacent elevations. However due to inclement weather these were not in place prior to construction, and subsequently revised to asphalt.

Ground floor windows added to both units

Ground floor windows have been added into the scheme at this stage rather than in the future (as original permission).

1 number Final exit door on unit 1 repositioned and 1 number Final exit door on unit 2 repositioned

The unit 1 final exit door on elevation 3 between gridlines U and V has been repositioned between gridlines T and U.

The unit 2 final exit door on elevation 4 between gridlines C and D has been repositioned between gridlines D and E.

Louvres

A number of small louvres have been added to the office elevations as part of the M and E design development. Please refer to GA Elevations drawing 20010 for each unit as listed below.

Composite Cladding - Office Elevation

Following national fire safety issues with PIR insulation, all composite cladding panels have been replaced with a built up system with mineral wool insulation. These are located on the office elevation. The micro-rib outer finish has been retained in these locations with no affect on external appearance.

Are you intending to substitute amended plans or drawings?

☒ Yes

☐ No

If yes, please complete the following details

Old plan/drawing numbers

KPJ-DLA-J1-XX-DR-A-20000 UNIT J1 GROUND & FIRST FLOOR GA_P03
KPJ-DLA-J1-XX-DR-A-20010 UNIT J1 GA ELEVATIONS AND SECTION_P03
KPJ-DLA-J2-XX-DR-A-20000 UNIT J2 GROUND & FIRST FLOOR GA_P04
KPJ-DLA-J2-XX-DR-A-20010 UNIT J2 GA ELEVATIONS AND SECTION_P05
KPJ-DLA-JJ-XX-DR-A-90066 RevP11_SITE PLAN_P09
KPJ-DLA-JJ-XX-DR-A-90072 EXTERNAL WORKS_P04
KPJ-DLA-JJ-XX-DR-A-90073 FENCING_P04

New plan/drawing numbers

KPJ-DLA-J1-XX-DR-A-20000 UNIT J1 GROUND & FIRST FLOOR GA_P04
KPJ-DLA-J1-XX-DR-A-20010 UNIT J1 GA ELEVATIONS AND SECTION_P04
KPJ-DLA-J2-XX-DR-A-20000 UNIT J2 GROUND & FIRST FLOOR GA_P05
KPJ-DLA-J2-XX-DR-A-20010 UNIT J2 GA ELEVATIONS AND SECTION_P06
KPJ-DLA-JJ-XX-DR-A-90066 RevP11_SITE PLAN_P11
KPJ-DLA-JJ-XX-DR-A-90072 EXTERNAL WORKS_P06
KPJ-DLA-JJ-XX-DR-A-90073 FENCING_P05

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

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

***** REDACTED *****

Pre-application Advice

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

- ☐ Yes
☒ No

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

DLA Architecture

Date

12/07/2024