

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
25/01072/ANM

CASE OFFICER
Claire Ringwood

DATE
14th November 2025

Address: Hanson Springs Limited, Gorrels Way, Rochdale, OL11 2PX

Proposal: Non-material amendment to planning permission 24/01113/FUL for alterations to the colours of the cladding, introduction of a mezzanine floor with associated new windows, internal reconfiguration, open canopy and fence to the recess and roller shutter door on elevation 2 of the approved extension

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	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/A	Called in or Planning Panel objection?	N

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

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

RECOMMENDATION	GRANT
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CHECKED AND SIGNED OFF BY: RK

DATE: 14/11/2025

SITE

The application site consists of Hanson Springs Ltd headquarters which is a spring manufacturing company located within the Trans Pennine Trading Estate. The site is large and comprises of a large warehouse building, a smaller 'hot coil' building and ancillary parking and yard areas. The buildings within the site are of a typical industrial style with a construction of brick and corrugated steel with large metal service access doors.

To the north-west, the site borders onto an active railway line and the site is set within an industrial site. The railway line is set above a large embankment, screening the majority of the site from public vantage points to the north, with trees screening the site to the east.

The site is within the Defined Urban Area (Policy G/D/1), a Primary Employment Zone (EC/2) and the Rochdale Canal SSSI (LT/7) as identified in the Proposals Map of the saved UDP.

PROPOSAL

The application proposes a non-material amendment to planning permission 24/01113/FUL relating to Condition 2 (approved plans).

The proposed amendments include

- Alterations to the colours of cladding and external materials to achieve an improved and more cohesive appearance more closely aligned to the Company's recent rebranding;
- Introduction of a small mezzanine floor within part of the building to accommodate a meeting room, together with associated new windows to provide natural light into and outlook from that meeting room;
- An extent of internal reconfiguration to optimise operational efficiency;
- A new open canopy and fence to the recess created by the extension to provide a secure cooling down area; and
- Introduction of a roller shutter door on Elevation 2 of the approved extension.

Currently approved drawing:	NMA replacement drawing:
188-PLN E02 Rev A - Proposed Elevations Option 2	188-E08 (Proposed New Build Facility Elevations)
188-PLN E03 Rev B - Proposed Extension Elevations	188-E07 (Proposed Hot Works Extension Elevations)
188-PLN P05 Rev A - Proposed New Build Plans	188-P10 Rev A (Proposed Hot Works Extension Plans).

The submitted Covering Letter states that the non-material amendment application will not alter Condition 3 (materials) which requires precise details of the materials proposed to be submitted to, and approved in writing by, the Local Planning Authority.

PLANS AND DOCUMENTS SUBMITTED

The following plans were submitted on 21st October 2025:

Drawing No: 188-PLN-E-07 – Proposed Hot Works Extension Elevations

Drawing No: 188-PLN-E-08 – Proposed New Build Elevations
Drawing No: 188-PLN-L-16 Rev A – Location Plan
Drawing No: 188-PLN-P-10 Rev A – Proposed Hot Works Extension Plans

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

24/01113/FUL - Extension to existing Class B2 building; including erection of a detached Class B8 warehouse with ancillary offices / staff welfare facilities; together with the reconfiguration of existing car parking and internal vehicular / pedestrian access arrangements and associated hard and soft landscaping. Approved 11/03/2025.

25/00181/ADV – Two non-illuminated fascia signs. Approved 28/03/2025.

CONSULTATION RESPONSES

N/A

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 should take into account:

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 the non-material amendment

The amendments as detailed above are not considered to significantly alter the external appearance of the building and they do not alter the approved use, character, scale, height, positioning or external form of the approved factory extension. The amendments will not be visible from outside of the site and as such the amendments are considered appropriate and are not considered to have a material impact on the character and appearance of the approved development. For this reason, officers are of the opinion that the amendments would not have any material effect on the planning permission originally granted.

RECOMMENDATION

GRANT subject to the following conditions:

2. This permission relates to the following plans and documents:

Drawing No: 188-PLN-E-07 – Proposed Hot Works Extension Elevations
Drawing No: 188-PLN-E-08 – Proposed New Build Elevations
Drawing No: 188-PLN-L-16 Rev A – Location Plan
Drawing No: 188-PLN-P-10 Rev A – Proposed Hot Works Extension Plans
Received on 21st October 2025

and the development shall be carried out in accordance with the approved drawings unless otherwise required by the conditions below.

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:

INFORMATIVE:

This decision notice is to be read alongside that issued with planning permission 24/01113/FUL. All conditions that were imposed on the previous planning permission remain with the exception of those amended by the listed non-material amendments.