

**FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT**

Economy and Environment
Planning Service
Number One Riverside
Smith St
Rochdale
OL16 1XU

Phone : 01706 924305**EMAIL :** development.control@rochdale.gov.uk**WEB :** www.rochdale.gov.uk**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 being submitted to cover the change in cladding colours, increase in size of loading doors and movements of windows to match the internal arrangement. The proposed non-material amendments are as follows:

Item 01
Amendment: Lowering height of windows at first floor.

Item 02
Amendment: Reconfigure office width/length and core adjustments resulting in reconfiguring windows and addition of further windows at ground floor.

Item 03
Amendment: Loading doors increased in height to 4.45m from 4.2m

Item 04
Amendment: Cladding colours amended slightly.
Pure Grey main cladding to Orion
Heritage Green eaves to Anthracite

Item 05
Amendment: Moving of office condensers.

Please state why you wish to make this amendment

Item 01

Reason: The prior layout provided a 4.5m first floor level. This is higher than the standard first floor level (3.7m) and deemed unnecessary to the potential occupiers in this location. The internal first floor level as therefore been lowered to 3.7m and to facilitate this change the first-floor windows have been lowered to be at an appropriate height for the office space.

Item 02

Reason: The original application proposed a first-floor office space measuring 10m deep by 10.5m long. However, a 10m depth is considerable and presents challenges in ensuring adequate natural daylight throughout the space. The industry standard for office depth when lit from one side is 8m, which allows for optimal natural light distribution along the full length of the office, reducing the need for artificial lighting during the day and enhancing the overall environment for occupants.

Additionally, a 10m deep office would require a second row of supporting structures at ground floor level, leading to a more constrained ground floor layout. By reducing the office depth to the standard 8m span, the design becomes more efficient, both structurally and functionally. This adjustment allows for a single steel span, optimizing material use and creating a more open and flexible ground floor space.

To meet the newly introduced Part T building regulations a greater number of male and female WCs are required, the core has been amended to have a shorter staircase, and additional facilities. In addition, in line with part B, a means of escape cannot have a reception space at ground level if this is the sole route of exit therefore reducing the reception space size to a lobby area to comply.

To facilitate this, change the location and distribution of the office windows has been adjusted, along with the 'future provision' of ground floor windows provided on day one.

Item 03

Reason: Typical occupiers require larger loading door heights. Doors have been increased to align with the cladding change to create a visually harmonious relationship between the doors and the cladding.

Item 04

Reason: The paint colour coating 'Light Grey' and 'Heritage Green' proposed for the main cladding and eaves does not comply with the spread of fire rating required for this building. A similar colour from a compliant type has been chosen.

Item 05

Reason: Office condensing units shown along the northern landscaping boundary on the approved drawing are situated too far away from the office elevation, and impractical for ongoing maintenance for connection pipe work. Therefore, these have been relocated directly adjacent to the elevation to better serve the unit.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
☐ No

If yes, please complete the following details

Old plan/drawing numbers

RBP-PHP-XX-00-DR-A-101-P08-Proposed Site Plan
RBP-PHP-XX-00-DR-A-200-P05-Ground Floor Plan
RBP-PHP-XX-XX-DR-A-202-P04-Office Floor Plans
RBP-PHP-XX-XX-DR-A-300-P07-Proposed Elevations

New plan/drawing numbers

24077-HAL-PL003-P01-Proposed Site Plan
24077-HAL-PL004-P01-Proposed Ground Floor GA Plan
24077-HAL-PL005-P01-Office Floor Plans
24077-HAL-PL007-P01-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)

20/02/2025

Details of the pre-application advice received

Email correspondence on whether changes could be dealt 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

27/03/2025