



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

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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

Atom Valley Innovation Centre

Address Line 1

Plot R

Address Line 2

Kingsway Business Park

Address Line 3

Michael Faraday Avenue

Town/city

Rochdale

Postcode

OL16 4FW

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

Easting (x)

391850

Northing (y)

412700

Description

Field to the northern rear of JD Sports and south of the tramway

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

First name

Daniel

Surname

Pound

Company Name

DLA Architecture Limited

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

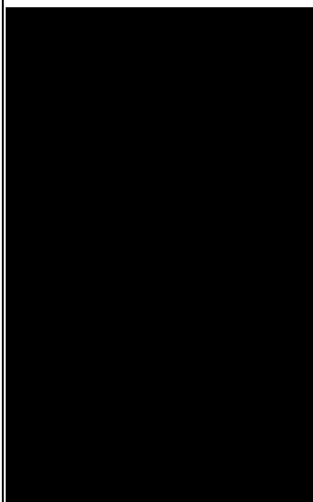
Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ 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

Please add details of all persons notified



Date notice served:
07/03/2025

Description of Your Proposal

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

Research and Development building (Use Class E) including office, laboratory & production space, function space, café and ancillary works thereto

Reference number

24/00688/FUL

Date of decision

25/10/2024

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

- Ribbon louvres added to North and East Elevations at Ground Floor
- Risers added at first floor with riser capping's shown at roof level.
- Compressed air plantroom added to service yard

Please state why you wish to make this amendment

Continuous bands of louvres have been incorporated in the elevations above the glazing to provide flexibility for the Flexible Workspaces 1-4. The louvres will enable additional make up air ventilation to be provided to each space to enable the future installation of fume cupboards or an alternative system. Blanked off connections are proposed to be provided to the rear of the louvres in each of the Flexible Workspaces for future use.

Additional risers have been incorporated from Ground Floor to Roof level to provide a route for future extract ventilation ducts to be installed. The roof mounted plant (Split System Condensing Units) has been relocated to suit the additional risers.

An additional GRP Plantroom has been added to the service yard to accommodate compressed air plant to serve the Workshop, Metrology and Flexible Workspaces.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

AVIC-DLA-XX-00-DR-A-99003 - P04 - GA Site Plan
AVIC-DLA-XX-00-DR-A-99007 - P02 - Service Yard Fence
AVIC-DLA-ZZ-01-DR-A-20101 - P02 - First Floor GA Plan
AVIC-DLA-ZZ-RF-DR-A-20102 - P03 - Roof GA Plan
AVIC-DLA-ZZ-XX-DR-A-20103 - P03 - GA Elevations North and East
AVIC-DLA-ZZ-XX-DR-A-20105 - P01 - GA Elevations - Rendered North and East

New plan/drawing numbers

AVIC-DLA-XX-00-DR-A-99003 - P05 - GA Site Plan
AVIC-DLA-XX-00-DR-A-99007 - P03 - Service Yard Fence
AVIC-DLA-ZZ-01-DR-A-20101 - P03 - First Floor GA Plan
AVIC-DLA-ZZ-RF-DR-A-20102 - P04 - Roof GA Plan
AVIC-DLA-ZZ-XX-DR-A-20103 - P04 - GA Elevations North and East
AVIC-DLA-ZZ-XX-DR-A-20105 - P02 - GA Elevations - Rendered North and East

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

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

07/03/2025