

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION

APPLICATION REFERENCE: 25/00967/ANM

Name and address for correspondence:	Applicant name:
Mr Roland Lee Hale Architecture Limited 22c Leathermarket Street London SE1 3HP	Mr Nick Howe

Part 1 - Particulars of Application

Date of Application: 18 September 2025

Proposal:	Non Material Amendment Application to planning permission 23/01213/FUL to correct a typographical error in the approved elevational drawings regarding cladding colours, to swap the proposed permeable block paving around the perimeter of the building to in-situ concrete and to change the proposed material around the refuse store from timber fencing to galvanised steel slats
Location:	Rhodes Business Park , Silburn Way, Middleton, Rochdale, M24 4NE

Part 2 Compliance with Conditions

It is **YOUR** responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

Part 3 - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that the revised details listed in Part I above have been approved as a non-material amendment to the existing planning permission.

The Council hereby **GRANTS** the above development in accordance with the revised details as stated on the application form subject to the following conditions and reasons:

Conditions and Reasons:

2 This permission relates to the following plans and documents:

- Location Plan Drawing No RBP-PHP-XX-XX-DR-A-4694-100-P04
- Proposed Site Plan Drawing No 24077-HAL-PL003-P03
- Proposed Ground Floor GA Plan Drawing No 24077-HAL-PL004-P01
- Proposed First Floor Plan Drawing No RBP-pHp-XX-01-DR-A-201-P04
- Proposed Roof Plan Drawing No RBP-pHp-XX-RF-DR-A-4694-210-P04
- Office Floor Plans Drawing No 24077-HAL-PL005-P01
- Proposed Sections Drawing No RBP-pHp-XX-XX-DR-A-401 Rev P05
- Proposed Elevations Drawing No 24077-HAL-PL007-P02
- Soft Landscape Proposals Drawing No 2203 DLA-DR-L-01-P02
- Tree Pit Detail Drawing No 2203-DLA-DR-L-02-P01
- Site Plan External Lighting Design Strategy Drawing No 4025-HAN-RBP-00-DR-E-64-200
- Flood Risk Assessment and Drainage Strategy Report Reference 40055-BGL-XX-XX-RP-D-0001 Version V4
- Technical Note Flood Zone Analysis Modelling Results Reference 40055-BGL-XX-XX-TN-C-00006 Version P03
- Ground Investigation Report Reference STV6211-r02 Rev A.
- Ecological Impact Assessment Reference 16200_R01_OM
- Transport Assessment Reference J000467-TA01
- Framework Travel Plan Reference J000467-FTP01
- Planning Statement Reference 23-340
- Biodiversity Metric
- Air Quality Assessment Reference 7263r1 Rev 1
- Energy & Sustainability Statement Reference 4025-HAN-ZZ-XX-RP-N-001 Rev 03
- Arboricultural Impact Assessment Reference 16200_R02_WS_LB
- Design and Access Statement Rev D
- Landscape Management and Implementation Plan Reference DLA-2203-LIMP-01-RevP01.
- Noise Impact Assessment Reference P23-322-R01v1

The development shall be carried out in accordance with these drawings and documents hereby approved unless otherwise required by condition 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, Places for Everyone Joint Development Plan and the National Planning Policy Framework.

11 Only the external materials detailed within the proposed schedule of materials on the approved Proposed Elevations Drawing No 24077-HAL-PL007-P02 shall be used and no others substituted.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

Date Decision Issued 10 October 2025

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE.

THIS DECISION NOTICE SHOULD BE READ IN CONJUNCTION WITH THAT OF THE PARENT PLANNING PERMISSION THE CONDITIONS OF WHICH APPLY TO THE PROPOSAL AS AMENDED.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: [Fees for Planning Applications in England](#)

INFORMATIVE:

This decision notice is to be read alongside that issued with planning permission 23/01213/FUL and all conditions that were imposed on all previous applications and amendments, with the exception of those conditions which are explicitly varied in accordance with the provisions of this decision or which have been explicitly varied by way of other S96A non-material amendments.