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**FAO: Nick Brookman, Senior Planning Officer**

5<sup>th</sup> May 2026

Dear Sir/Madam,

**RE: FORMER OAKENROD PRIMARY SCHOOL, BURY ROAD, ROCHDALE, OL11 4EE –  
SECTION 96A APPLICATION FOR APP REF: 22/01068/FUL**

I write in relation to the above site, to inform you that a Section 96A Application (non-material amendment) to vary the description of development for App Ref: 22/01068/FUL has today been submitted via the Planning Portal (Ref: PP-14904489)

The application comprises the following documents alongside this supporting letter:

- Application Form and Certificates; and
- Location Plan Drawing No M4832 P(01).

The fee payable for this application amounts to £309. Payment of the requisite fee has been made via the Planning Portal.

**Proposed Non-Material Amendment:**

Planning Permission was granted in September 2025 for the following development at the above site:

*“Residential development comprising 52 no. dwellings with associated access and infrastructure”*

The description of development specifies the number of dwellings to be constructed at this site.

Flexibility within the description is sought to allow an alternative, lesser number of units to be constructed, the details of which would be subject to a separate application under Section 73 of the Town and Country Planning Act 1990 (As Amended).

It is common for planning permissions to remain under review and for amendments to be made during the development process. Indeed, Section 96A of the Town and Country Planning Act (As Amended) grants powers to local planning authorities to make non-material changes to planning permissions.

As such, it is proposed to amend the description of the development to the following (additional wording underlined in bold):

*"Residential development **of up to** 52 no. dwellings with associated access and infrastructure."*

The proposed changes do not result in a materially different scheme, with differing impact because they specifically permit no more, and no less, than is currently lawfully consented. Therefore, we request that these changes be determined under Section 96A of the Town and Country Planning Act 1990 (As Amended).

I trust that you will find this in order and look forward to receiving confirmation that the application has been validated. Should you have any queries regarding the proposed amendments, please do not hesitate to get in contact.

Yours faithfully,



**Jake Crompton**  
**Head of Planning**

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