

Ryan Killeen
Planning and Development
Number One Riverside
Smith Street
Rochdale
OL16 1XU

15th May 2026

Dear Ryan,

**RE: Non-Material Amendment application to permission 20/01401/ANM
Calico Grove, Former Minky Works, Royle Road, Rochdale OL11 3EH**

This application under S96A of the Town and Country Planning Act 1990 (As Amended) has been submitted pursuant to current planning permission 20/01401/AM for a non-material amendment to the approved plans. This application follows dialogue with the Council over the scope of this potential amendment and it was agreed that these were non-material.

Proposal

This non material application is proposed to include the details of the Local Equipped Area of Play to be approved as part of the list of approved plans set out in Condition 2 of Planning Permission Reference: 20/01401/ANM.

It is therefore requested that the following plan is added to the agreed approved list of plans for this development:

- **LEAP Design, Drawing ref: Q12249_F**

This plan sets out the layout of the LEAP, surfacing details and associated features including bins and benches.

This application is a resubmission of approved application ref: OTH/2026/0142. Due to a number of technical constraints, the layout of the LEAP has been required to be amended but the level of equipment remains the same including bins and benches and necessary fencing.

Summary

This application is pursuant to our recent discussions and we consider the proposed changes:

- Do not materially amend the scale or quantum of development when considering the scheme as a whole;
- Do not materially change the disposition of plots;
- Do not conflict with Development Plan Policies;

- Would not conflict with any conditions, save for approved plans condition which would be amended through the NMA;
- Would not impact or cause concern to any third party; and
- The changes will not negatively impact upon neighbouring amenity.

As such, the scheme amendments are not considered to be material so as to warrant a new application and 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 agree that this amendment is acceptable and look forward to receiving confirmation that the application has been validated. Should you have any queries regarding the proposed amendment, please do not hesitate to get in contact.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Isla Brady', with a long horizontal line extending to the right.

Isla Brady
Head of Planning
Vistry Manchester and Cheshire East
Email: isla.brady@vistry.co.uk