

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO OTH/2026/0413	CASE OFFICER Nick Brookman	DATE 15 th May 2026
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DETERMINATION DATE
4th June 2026

Address: Former Oakenrod Primary School, Bury Road, Rochdale, OL11 4EE

Proposal: Application for non-material amendment to planning permission 22/01068/FUL to amend the proposed description to Residential development of up to 52no. dwellings with associated access and infrastructure

PUBLICITY	Weekly list expired?	N/A	Site Notice expired?	N/A
	Neighbour letters expired?	N/A	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N/A
	Neighbour comments received?	N/A

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	N/A
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	GRANT subject to conditions
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CHECKED AND SIGNED OFF BY: RG

DATE: 18 May 2026

SITE

The application site is a vacant previously developed site which lies within the Defined Urban Area (as designated on the saved Unitary Development Plan Proposals Map). A significant proportion of the site also lies within a designated Green Corridor for which Saved UDP Policy G/8 and Core Strategy Policy G6 must be taken into account.

The application site extends to approximately 2.46 hectares and is accessed via Bury Road. The majority of the application site is vacant land and is in part previously developed as a former school which has now been demolished.

The site lies to the west of Rochdale Town Centre, immediately to the south of Bury Road. Trees bound the perimeter of the site with access into the site provided from the north east corner from Bury Road. The centre of the site is open and comprises of hardstanding now subject to overgrown vegetation.

Bury Road (B6222) bounds the north of the site with residential dwellings and Rochdale Cricket Club to further north. Neighbouring development consists of commercial and residential properties to the north east, the River Roch bounds the south and south eastern boundary of the site with the Corporation Road industrial estate beyond. The south west of the site is heavily vegetated and the west of the site is bounded by Melrose Street which is home to existing residential development.

The application site is partially within Flood Zones 2 and 3.

PROPOSAL

This Section 96A application seeks amendments as follows:

- Non-material amendment to planning permission 22/01068/FUL to amend the proposed description to “Residential development of up to 52no. dwellings with associated access and infrastructure”.

No other amendments are sought.

RELEVANT PLANNING POLICY

Legislation

Town and Country Planning Act 1990 – Part III Section 96A

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

RELEVANT SITE AND NEIGHBOURING SITE HISTORY

PREAPP/00014/21 – Proposed residential development of former Oakenrod School site, comprising 43 no three and four bed dwellings (Option 1) or 56 no one to four bed dwellings (Option 2) with access, landscaping and associated works.

07/D49652 – Outline application for the demolition of the former school and the construction of 29 houses and 36 apartments. Approved with conditions 20th November 2007.

CONSULTATION RESPONSES

Not applicable.

REPRESENTATIONS

In line with the Council's code of publicity for this level of application, no letters of notification were issued.

ANALYSIS

Paragraph 002 to section 17a of the National Planning Practice Guidance (NPPG) states that:

'There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990'.

Therefore, the purpose of the application is to seek the Council's determination as to whether the changes to the previously approved details are sufficiently material in their nature and in the context of the approved development so as to require a fresh planning permission or not. Non-material amendment applications are not an application for planning permission, do not result in the issuing of a new planning permission and relate only to the amendments sought.

Paragraph 008 to section 17a of the NPPG states that in making decisions on non-material amendment applications, the local planning authority:

'must have regard to the effect of the change, together with any previous changes made under section 96A. They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification. As this is not an application for planning permission, section 38(6) of the Planning and Compulsory Purchase Act 2004 does not apply.'

Paragraph 011 to section 17a of the NPPG states that the issuing of an approval for a non-material amendment application:

'...only relates to the non-material amendments sought and the notice of the decision should describe these. It is not a reissue of the original planning permission, which still stands. The two documents should be read together.'

Section 96A of the Town and Country Planning Act 1990 also allows for new conditions to be imposed, or existing conditions to be removed or altered in the issuing of a decision for a non-material amendment application.

Assessment of NMA

Application 22/01068/FUL was granted planning permission in September 2025.

This NMA application is submitted to purely make an amendment to the extant description of development from Residential development comprising 52 no. dwellings with associated access and infrastructure to Residential development **of up to 52no.** dwellings with associated access and infrastructure".

Principally the extant description of development specifies the number of dwellings to be constructed at this site. The justification behind this NMA application is to apply flexibility within the description of development to allow an alternative, lesser number of units to be constructed, the details of which would be subject to a new and separate application under Section 73 of the Town and Country Planning Act 1990.

Overall, the effect of the proposed amendment to the description of planning permission 22/01068/FUL would not, either in isolation or combination, materially alter the development's impact in terms of its design, relationship with neighbouring uses or impact on the character and appearance of the surrounding area. The amendment would result in no greater material impact than the development as previously approved and, therefore, constitute a non-material amendment to the original planning permission for the purposes of Section 96A of the Town and Country Planning Act 1990.

RECOMMENDATION

It is therefore considered and accepted that the amendment proposed can be treated as a non-material amendment.