

22nd May 2026

Tom Hiles
Senior Planning Officer
Rochdale Borough Council Floor 3,
Number One Riverside Smith Street,
Rochdale,
OL16 1XU

Via Planning Portal

Dear Tom,

Planning Portal PP-14925752

**Application for Non-Material Amendment to Condition 6 (schedule of internal repairs and finishes to nos 29-31) to planning permission 23/01310/FUL
29-31 and 33-41 Maclure Road, Rochdale, OL11 1DN**

Purpose of the NMA

On behalf of Rochdale Development Agency, we are submitting a Non-Material Amendment application (NMA) to revise the wording of Condition 6 of planning permission reference 23/01310/FUL. This condition relates to the submission of a detailed schedule of internal repairs and finishes to nos 29-31.

The purpose of this NMA is to amend the timing trigger for Condition 6. As currently worded, the condition prevents any above-ground works from commencing until a full schedule of internal repairs and finishes to nos 29-31 has been submitted to and approved in writing by the Local Planning Authority. The proposed amendment would allow opening-up works and intrusive investigations to be undertaken at nos 29-31 Maclure Road, while also enabling above-ground works to proceed across the remainder of the site, without prejudicing the protection of internal features and finishes to nos 29-31. This approach was discussed in email correspondence between you and my colleague, Richard Purser, in March 2026, in which the principle of amending the condition was agreed.

We are submitting the following plans as background information, which further detail the scope of work and add context to the scope of work for the internal repairs.

- 8337-LRW-ZZ-01-DR-A-20-101_P04_Level 01 GA Plan
- 8337-LRW-ZZ-02-DR-A-20-102_P04_Level 02 GA Plan
- 8337-LRW-ZZ-ZZ-DR-A-20-113_P02_Demolitions Plans

Scope of Internal Works

As part of the project, the existing building is being converted into 4 No. apartments, configured as 2 at Level 1 and 2 at Level 2, as noted on the submitted General Arrangement Plans. Prior to the apartments being constructed, the existing building was required to have several internal walls and stairs removed, as noted on the submitted Demolition Plan drawing numbered 8337-LRW-ZZ-ZZ-DR-A-20-113_P02_Demolition Plans. These works were undertaken under a separate contract via the

The finishes to the apartments will consist of vinyl flooring in all areas except the bedrooms, which will be carpet, and all walls and ceilings will be painted.

NMA to Condition 6

The current wording of condition 6 is as follows:

'No above ground works shall commence before a fully detailed schedule of internal repairs and finishes to nos 29-31 Maclure Road have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule.'

We wish to insert the following bold wording to amend the timing and trigger of the condition as follows:

*'No above ground works to **nos 29-31 Maclure Road, other than opening-up and other intrusive investigations**, shall commence before a fully detailed schedule of internal repairs and finishes to nos 29-31 Maclure Road have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule.'*

This amendment to condition 6 will allow for above-ground works to commence, but limits the internal works to just opening up works and intrusive investigations until a full schedule of internal repairs and finishes to nos 29-31 can be prepared, which will be submitted once the contractor has been appointed.

Regulation 3 applies to this application and payment for the application will be settled by internal transfer.

We look forward to receiving acknowledgement that the application has been validated at your earliest convenience. In the meantime, please do not hesitate to contact myself or Richard Purser should you have any queries or require any additional information.

Yours sincerely,



Sophie McGeough, Assistant Planner
Plan Red Ltd

E: sophie@planred.co.uk