

Officer Report

Case Reference: OTH/2026/0359
Location: Land At Parkfield House, Manchester Old Road
Middleton, M24 4DY
Proposal: Application for non-material amendments to planning permission 23/00335/FUL to include an increase in number of bedrooms from 80 to 84, narrowing of building footprint & reduction in floor area, alterations to internal layout; provision of a second floor roof terrace; car park redesign including repositioning of refuse and cycle store and increase in parking spaces from 27 to 29; widening of access road and trees for removal
Recommendation: Approve with Conditions
Officer: Ryan Killeen

Site Description

The application relates to a site approximately 1.1ha in area set north of Manchester Old Road, approximately 375m west of the boundary of Middleton Town Centre and 500m west of Middleton Bus Station.

The site contains Parkfield House, a visually stark, four-storey office building constructed from concrete in a brutalist style with alternating unbroken bands of fenestration and chamfered concrete wrapping around an 'L'-shaped floorplate. The building is set towards the southwest of the site, near to the site's access from Manchester Old Road. Parkfield House was constructed to a design of Israel, Lyons & Ellis, who are a nationally renowned post-war architectural practice and due to this association, the building is recognised as a Non-Designated Heritage Asset.

Proposal

The application seeks a non-material amendment to Planning Permission 23/00335/FUL under s.96A of the Town and Country Planning Act for various amendments to the approved care home building which would increase the capacity to 84 beds, and to the car parking area which would also increase parking provision from 27 to 29 spaces.

Relevant Planning Legislation

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

Relevant Site History

The Section 96A application relates to a planning permission ref. 23/00335/FUL for residential development comprising of 20 dwellings (Use Class C3) and a 80 bed care home development (Use Class C2) including car parking, landscaping, open space and other associated works following demolition of Parkfield House.

Representations

In accordance with the Council's Code of Publicity for Planning Applications, the application was not publicised. Given the application relates to one made under S.96a of the 1990 Act, in granting consent the Council is of the view that the amendments would not result in a materially different impact on the surrounding environment.

Analysis

NPPG acknowledges that there is no statutory definition of non-material, and that it is entirely dependent on the context of the overall scheme.

The amendments to the parking area would not give rise to any additional impacts in respect of tree loss, and any change in the overall intensity of the use generated by the increase in beds by 4(5%) or the additional 2 parking spaces would clearly be negligible versus the approved consent.

Changes to the internal layout and elevations of the care home given that they retain the overall layout, scale, massing and design of elevations is considered to be acceptable.

The proposals do result in betterment in a number of regards, including the pedestrian access to the care home building and the relationship between the front staircase and the adjacent plot to the south.

In light of the above, the proposals are considered to sit comfortably within the scope of an application under s.96A.

Recommendation: Approve with Conditions

Condition(s) (1)

- 2 The development hereby approved shall be carried out in accordance with the following plans hereby approved:-
 - N0303-103-P1 - Proposed Site Plan
 - N0303-CSQ-XX-00-DR-A-110 Rev. P2 - Proposed Ground Floor Plan
 - N0303-CSQ-XX-01-DR-A-111 Rev. P2 - Proposed First Floor Plan

- N0303-CSQ-XX-02-DR-A-112 Rev. P2 - Proposed Second Floor Plan
- N0303-CSQ-XX-ZZ-DR-A-120 Rev. P2 - Proposed North and East Elevations
- N0303-CSQ-XX-ZZ-DR-A-120 Rev. P3 - Proposed South and West Elevations

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 and the National Planning Policy Framework.

- 1 This decision notice is to be read alongside that issued with planning permis 23/00335/FUL and all conditions that were imposed on all previous applicati and amendments, with the exception of those conditions which are explicitly varied in accordance with the provisions of this decision, or which have beer explicitly varied by way of other S96A non-material amendments.