

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Non-Material Amendment**

APPLICATION REFERENCE: OTH/2026/0359

Applicant William Gardiner Lancaster House Lancaster Road Carnaby Industrial Estate Bridlington YO15 3QY	Agent C Squared Architects The Barns Stretton Road Appleton Warrington WA4 4NP
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Part I - Particulars of Application

- 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
- Location:** Land At Parkfield House, Manchester Old Road
Middleton, M24 4DY
- Valid On:** 20 April 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING 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.

Date of Decision: 23/06/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

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

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice Your attention is also drawn to the Party Wall Act.
- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the

Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.

- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at:
<https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.