

**FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT**

Economy and Environment
Planning Service
Number One Riverside
Smith St
Rochdale
OL16 1XU

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Application for a Non-Material Amendment Following a Grant of Planning Permission**Town and Country Planning Act 1990 (as amended)****Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Decision notice has postcode M24 4DY

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

-

Surname

C Squared Architects

Company Name

C Squared Architects Ltd

Address

Address line 1

The Barns

Address line 2

Stretton Road

Address line 3

Appleton

Town/City

Warrington

County

Country

Postcode

WA4 4NP

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
☐ No
☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

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

Reference number

23/00335/FUL

Date of decision

30/01/2026

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Summary of Changes from previously approved application ref. 23/00335/FUL: 1. Increase in number of bedrooms from 80 to 84, 2. Narrowing of building footprint and reduction in floor area, 3. Changes to internal layout to improve operational efficiencies, 4. Small alterations to articulated build line to suit reduced footprint and changes to internal layout 5. Relocation of the Lounge to provide access to the residents garden, 6. Relocation of the westernmost staircase to meet means of escape compliance on the second floor, 8. Alterations to second floor massing to suit relocated staircase, removing external access to approved western staircase, 9. Provision of a second floor roof terrace for upper floor residents who do not have access to external amenity space on the approved layout, 10. Increase in parking numbers from 27 to 29 to account for the increase in the number of bedrooms from 80 to 84, 11. Car park redesigned to allow for turning of refuse and delivery vehicles, 12. Refuse and cycle store repositioned slightly to suit improved car park layout, 13. Care home access road widened to suit location of disabled bays closer to main entrance, 14. Trees for removal shown as per Arboricultural Impact Assessment May 25.

Please state why you wish to make this amendment

The above amendments are required to help aid with construction from a buildability perspective, a building regulation perspective and to meet the requirements of specific manufacturers.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
☐ No

If yes, please complete the following details

Old plan/drawing numbers

- Care Home Plans ref. L010, Rev A
- Proposed Colour Elevation Care Home Front ref. L005, Rev A
- Proposed Colour Site Plan ref. L002, Rev I

New plan/drawing numbers

- N0303-CSQ-XX-00-DR-A-110 - P1 - Proposed Ground Floor Plan
- N0303-CSQ-XX-01-DR-A-111 - P1 - Proposed First Floor Plan
- N0303-CSQ-XX-02-DR-A-112 - P1 - Proposed Second Floor Plan
- N0303-CSQ-XX-ZZ-DR-A-120 - P1 - Proposed North and East Elevations
- N0303-CSQ-XX-ZZ-DR-A-121 - P1 - Proposed South and West Elevations
- N0303-103 - P1 - Proposed Site Plan

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

- C Squared Architects

Date

10/04/2026