

Town and Country Planning (General Permitted Development) (England) Order 2015

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 24/00778/PRA56

Name and address for correspondence:	Applicant name:
Mr Mathew Benson Storah Architecture Storah Architecture 46 Halifax Road Todmorden OL14 5QG	Mr Andrew Crossley

Part I - Particulars of Application

Date of Application: 19 August 2024

Proposal:	Prior approval application for change of use from agricultural building to dwellinghouse (Class C3) including alterations to fenestration on all elevations and formation of residential curtilage with driveway to the front and patio area to the rear (re-submission 23/01262/PRA56),
Location:	Fordoe Farm , Fordoe Lane, Rochdale, OL12 7TL

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that prior approval is **REQUIRED** for the development referred to in Part I hereof.

Date Decision Issued 10 October 2024

Melanie Hale
Head of Planning Services

Town and Country Planning (General Permitted Development) (England) Order 2015

PRIOR APPROVAL OF DETAILS

Name and address for correspondence:	Applicant name:
Mr Mathew Benson Storah Architecture 46 Halifax Road Todmorden OL14 5QG	Mr Andrew Crossley

Part I - Particulars of Application

Date of Application: 19 August 2024

Application No: 24/00778/PRA56

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Location:	Fordoe Farm , Fordoe Lane, Rochdale, OL12 7TL

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that approval has been given for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted and subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby approved shall be completed within 3 years from the date of this prior approval.

Reason: To comply with the General Permitted Development Order 2015 (as amended) Part 3 Class Q.

- 2 The development shall be carried out in accordance with the following plans and documents:

Application Form

Location Plan received by the Council 13/08/2024

Proposed Floor Plan and Elevations - Drawing No 22-051-310 - received 13/08/2024

Existing Floor Plan and Elevations - Drawing No 22-051-010 - received 13/08/2024

Supporting Statements prepared by Storah Architecture Ltd dated 23/07/2024

Structural Appraisal prepared by Storah Architecture Ltd dated 18/09/2023

Phase 1 Contaminated Land Report prepared by Storah Architecture Ltd dated 18/09/2023

Reason: To ensure the development complies with the approved details and for the avoidance of doubt

- 3 No external works shall take place to convert the building until samples on site and full specifications of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour

and texture of the materials. The development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 Prior to first occupation of the development hereby approved, details of how refuse and recycling collections will be managed from the site (including vehicles, servicing and deliveries), shall be submitted to and approved in writing by the Local Planning Authority. Thereafter refuse collection, servicing and deliveries will be carried out fully in accordance with the approved details.

Reason: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with policy DM1 of the Core Strategy, the SPD and the NPPF.

- 5 The development hereby approved shall be carried out in accordance with the submitted Phase 1 Contaminated Land Report by Storah Architecture dated 18 September 2024. Prior to the first occupation of the approved dwelling, a verification report shall be submitted in order to demonstrate the effectiveness of the measures set out in the report.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date Decision Issued 10 October 2024

Daniela Ripa
Interim Head of Planning Services

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE.

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

If any evidence of possible contamination is identified proposals for its removal shall be submitted to the Local Planning Authority for approval in advance for the further investigation and/or removal of the contamination.

INFORMATIVE:

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

For the avoidance of doubt, this Decision Notice relates to the following plans and documents:

Application Form

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