



PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 25/00674/PRA56

Name and address for correspondence:	Applicant name:
miss Leah Halik P Wilson & Company Burlington House 10-11 Ribblesdale place Preston Pr1 3na United Kingdom	Mr C Campbell

Part I - Particulars of Application

Date of Application: 10 July 2025

Proposal:	Prior approval for change of use of existing barn to residential dwelling including associated external works
Location:	Greengate Hill Farm, Ashworth Road, Heywood, OL11 5UN,

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 29 August 2025

Melanie Hale
Head of Planning Services



PRIOR APPROVAL OF DETAILS

Name and address for correspondence:	Applicant name:
miss Leah Halik Burlington House 10-11 Ribblesdale place Preston Pr1 3na United Kingdom	Mr C Campbell

Part I - Particulars of Application

Date of Application: 10 July 2025

Application No: 25/00674/PRA56

Proposal:	Prior approval for change of use of existing barn to residential dwelling including associated external works
Location:	Greengate Hill Farm, Ashworth Road, Heywood, OL11 5UN,

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 a period of three years from the date of this prior approval.

Reason: To comply with the requirements of Paragraph Q.2 (4) of Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following drawings and documents hereby approved unless otherwise required by the conditions below:

- o Location Plan - received 02/07/2025
- o Proposed Site Plan - received 02/07/2025
- o Existing Floor Plans - Drawing No. 01 received 10/07/2025
- o Existing Elevations - Drawing No. 02 received 10/07/2025
- o Proposed Floor Plans - Drawing No. 03 received 02/07/2025
- o Proposed Elevations - Drawing No. 04 received 02/07/2025

Reason: For the avoidance of doubt and to ensure a satisfactory development in accordance with the policies within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 No development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons.

The submitted report shall include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - o adjoining land,
 - o groundwaters and surface waters,
 - o ecological systems,
 - o archaeological sites and ancient monuments;
- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall be carried out in accordance with the approved remediation strategy thereafter.

No part of the development shall be occupied until a verification report demonstrating that the approved remediation has been implemented has been submitted to and approved in writing by the Local Planning Authority.

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, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

- 4 No above ground works shall take place until such time as a detailed specification and/or samples of materials to be used externally in the construction of the development have first 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 duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 5 No above ground works shall take place until full product specifications for the windows, external doors, roof lights, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Date Decision Issued 29 August 2025

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.

The applicant is reminded that under the Wildlife and Countryside Act 1981 (as amended) it is an offence to capture, injure or kill a bat, deliberately disturb a bat, or damage or destroy a bat roost. Planning consent does not provide a defence against prosecution under this act. If a bat roost is suspected, work should cease immediately and a suitable experienced ecologist employed to assess how best to safeguard the roost(s).

The applicant is reminded that, under the Wildlife and Countryside Act 1981 (as amended), it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).