

30 July 2025

Our Ref: Dav/1103/3694/FP

Rochdale Metropolitan Borough Council
Economy and Environment,
Planning Service,
Rochdale,
OL16 1XU

Suite 9
Grindleton Business Centre
The Spinney
Grindleton
Clitheroe
Lancashire
BB7 4DH

Tel: 01200 449700
www.ghaonline.co.uk
email: info@ghaonline.co.uk

Dear Sir/Madam

Re: Our Client– Mr G Davies.

**A prior notification application for the renewal of a concrete yard at Bank Top Farm,
Bank Top, Hollingworth Road, Littleborough, OL15 0AU**

This letter accompanies a prior notification application as outlined above, which I have submitted online via the planning portal on behalf of our above named client and has been allocated the planning portal reference numbers PP-14210454. I have nominated my client to pay £240 relating to the application fee and £85 relating to the service charge for each application.

The application is accompanied by the following submission documents:

- The application form
- Proposed site plans (Dav/1103/3694/01)
- Maps showing the agricultural holding
- Catchment Sensitive Farming Officer (CSFO) Supporting report

The proposed development comprises the renewal of concreting on an existing concrete yard at Bank Top Farm. This work is required to prevent dirty water run off from the existing yard into the nearby watercourse. Both machinery and livestock travel over this area and new concrete will allow the applicants to separate the clean and dirty water ensuring only clean water goes to the watercourse. Support has been given for the proposed development by the local Catchment Sensitive Farming Officer, Jack Flusk from Natural England, as explained below.

We firmly believe that the concreting is reasonably required for agricultural use and that the application satisfies all the requirements of Part 6 of the GDPO 2015 and as such the proposal is agricultural permitted development.

The business is conscious of the proximity of their location to the local watercourses, and endeavour to run their enterprise on a sustainable basis, with minimal environmental impacts. A recommendation received was for new concreting to prevent dirty water from entering the water system. The supporting document provided by Natural England has been submitted with this application.

Such measures upon livestock farms are encouraged by Natural England, and are included within the initiatives supported by grant aid under the Countryside Stewardship Capital Grants Scheme: Actions to address Water and Air Quality Issues, which aim to;

“reduce losses of key water pollutants and ammonia from your farm, and help you to improve the quality of water and air on your farm, and in your local area”

After receiving the recommendation and effluent control advice, Mr Davies has made a successful application to the grant scheme, supported by the Natural England Catchment Sensitive Framing Officer, Jack Flusk, and with the scheme approval from the Environment Agency.

We have advised our client that he will be able to take advantage of the Permitted Development procedure defined within Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and submit his application via the Prior Notification method, which requires that.

The Agricultural Unit extends to 5 hectares or more

The proposal, as described above, are all designed for agricultural purposes.

The application site locations are not, at any part, within 25 metres of the metalled part of a classified road.

It is not for the accommodation of livestock or for the storage of slurry or sewage sludge and it is therefore not relevant that it is sited within 400m of the curtilage of a protected building.

The proposed development will not cause any negative visual impact on the local landscape and will in fact improve the appearance of the farmstead. It is required to support an existing business and is necessary for the applicant to develop his enterprise. The applicant's business is a viable agricultural enterprise.

I trust that the Council has all the information that they require to register and validate the application. If, however, any further information is required no doubt you will let us know at your earliest convenience, and please let us know the details of the planning officer appointed to deal with this application in due course.

Kind regards.

Yours faithfully

Fiona

Fiona Patteson

Encl'

CC. Mr G Davies