

This form is specifically designed to be printed and completed offline.
Please complete this form in block capitals using black ink to facilitate scanning.
You are advised to read the accompanying guidance notes and per-question help text.
If you would rather make this application online, you can do so on our website:
<https://www.planningportal.co.uk/apply>

**Application to determine if prior approval is required for a proposed:
Change of Use of Agricultural Buildings to a flexible use within General Industrial (Class B2),
Storage or Distribution (Class B8), Hotels (Class C1), Commercial/Business/Service (Class E),
Outdoor Sport or Recreation (Class F2(c)), or for the provision of agricultural training**

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class R

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Planning Authority in accordance with the legislation detailed on this form.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

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

Phone : 01706 924305 . **EMAIL :** development.control@rochdale.gov.uk . **WEB :** www.rochdale.gov.uk

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address

Title: **MR** First name: **SAT**

Last name: **ROBINSON**

Company (optional):

Unit: Number: Suffix:

Building name: **HARWOOD FIELDS FARM**

Address 1: **CASTLE HILL ROAD**

Address 2: **BIRTLE**

Address 3:

Town: **ROCHDALE**

County:

Country:

Postcode: **BL9 6UL**

2. Agent Name and Address

Title: **MR** First name: **STEVEN**

Last name: **HARTLEY**

Company (optional): **HP&DA LTD**

Unit: Number: Suffix:

Building name: **80 ALLOW LANE**

Address 1: **LOWER CHAPPEL HILL**

Address 2: **HURST LANE**

Address 3:

Town: **RAWSTENSTALL**

County: **LANCS**

Country:

Postcode: **B34 8TB**

3. Site Address Details

Please provide the full postal address of the application site.

Unit: Number: Suffix:

Building name: **HARWOOD FIELDS FARM**

Address 1: **CASTLE HILL ROAD**

Address 2: **BIRTLE**

Address 3: **ROCHDALE**

Address 4:

Postcode: **OL12 6UL**

4. Eligibility

Is your proposal for a change of use from an agricultural building (and any land within its curtilage) to one of the following uses:

- General Industrial (Use Class B2) for the processing of raw goods, excluding livestock, which are produced on the site and are to be sold on the site (which can also be together with goods ancillary to the processing of those raw goods).
- Storage and Distribution (Use Class B8)
- Hotels (Use Class C1)
- Shops; Financial/Professional services; Restaurants and Cafes; Offices; Business; Indoor Sport, Recreation, or Fitness (Use Class E)
- Outdoor sport or recreation, not involving motorised vehicles or firearms (Use Class F2 (c))
- Use for the purposes of agricultural training

☒ Yes ☐ No

If you have answered no above, your proposed change of use is not covered by the specific permitted development right to which this form relates. You should not continue this application and seek advice from your Local Planning Authority on the best course of action. Other rights exist for changes of use to dwellings or a state funded school, but require a different prior approval application form. For other changes of use, an application for planning permission will be required.

Was the use of the site on 3 July 2012 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

☒ Yes ☐ No

If not, and the site was only brought into use after 3 July 2012, what date was it brought into use solely for an agricultural use as part of an established agricultural unit

(DD/MM/YYYY)

Has the use, as detailed above, been continuous since the date stated; and will that use continue until the proposed development commences?

☒ Yes ☐ No

To be eligible for this permitted development right, the site must have been used as detailed above:

- on 23 July 2012 (or the last use before that date); or
- if brought into use after 23 July 2012, for a period of at least 10 years prior to development commencing.

If this will not be the case, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will the total combined floor space in the building(s) (previously and in this proposal) changed in use under this permitted development right:

- ☐ Not exceed 150 square metres
- ☒ Exceed 150 but not exceed 1000 square metres
- ☐ Exceed 1000 square metres

If the total combined floor space (as detailed above) will:

- **Not exceed 150 square metres**

Your proposals will be below the threshold for the prior approval process. Therefore, you should not continue with this application. However, all the other eligibility criteria will still apply if you want to carry out the proposals under permitted development rights. Additionally, before any change of use on the site, you must provide the following information to the Local Planning Authority:

- The date the site will begin to be used for any of the flexible uses;
 - The nature of the use or uses; and
 - A plan indicating the site and which buildings have changed use.
- Please contact the Local Planning Authority at the relevant time to determine the best way to supply these details.

- **Exceed 1000 square metres**

Your proposals will not be eligible for permitted development based on the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Is any part of the land, site or building:

- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one);
- a listed building (or within the curtilage of a listed building).

☐ Yes ☒ No

If you have answered yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

FOR A SMALL CAFE & SHOP
PLEASE SEE SUBMITTED PLANNING STATEMENT

Please provide details of any noise impacts and how these will be mitigated:

NO SUCH IMPACT.
PLEASE SEE SUBMITTED PLANNING STATEMENT

5. Description of Proposed Works, Impacts and Risks (continued)

Please provide details of any transport and highways impacts and how these will be mitigated:

THERE IS AN EXISTING SHOP AT THE SITE (LESS THAN 150m)
THERE IS GOOD ACCESS TO/FROM CASTLE HILL ROAD.
THE PROPOSED FACILITY IS FOR PERSONS ALREADY LIKELY TO
VISIT THE PREMISES.
BY ITS SIZE & LOCATION IT WOULD NOT BECOME A DESTINATION
IN ITS OWN RIGHT

Please provide details of any contamination risks and how these will be mitigated:

PLEASE SEE SUBMITTED PLANNING STATEMENT

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3 (Check online: <https://flood-map-for-planning.service.gov.uk/>); or
- is in an area with critical drainage problems (Check with the Local Planning Authority, it will have been notified of such areas by the Environment Agency).

AS ABOVE, SITE IS IN ZONE 1

6. Checklist

Please read the following checklist to make sure you provide all the required information in support of your proposal. The information provided should include all the details necessary for the Local Planning Authority to determine if the proposal complies with permitted development legislation, and if its prior approval will be required. If sufficient information is not provided the Local Authority can either request it, or refuse the application.

- ☒ All sections of this application completed in full, dated and signed.
- ☒ The correct fee
- ☒ A plan indicating the site and showing the proposed development.
- ☐ A site specific flood risk assessment (if required as per the flood risk details of question 5)
- ☐ A plan drawn to an identified scale will assist the authority in assessing your development proposal. Plans can be bought from one of the Planning Portal's accredited suppliers: <https://www.planningportal.co.uk/buyaplanningmap>

7. Declaration

I/we hereby apply for a determination as to whether prior approval will be required as described in this form 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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

05/12/2025

(date cannot be pre-application)

8. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address:

010 AGND

9. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension:

Country code:

Country code:

Fax number (optional):

Email address: