



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00116/FUL

Name and address for correspondence:	Applicant name:
Mr Jack Callaghan Maybern Planning And Development 52A Bolton Street, Ramsbottom, Lancashire, BL0 9HX	Marland Mill Farm Limited

Part I - Particulars of Application

Date of Application: 18 February 2025

Application No: 25/00116/FUL

Proposal:	Erection of 6 detached dwellings with associated access, gardens and parking
Location:	Land Rear Of 83 Marland Fold Rochdale,

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **REFUSED** for the carrying out of the development referred to in Part I hereof for the following reason(s).

Reasons:

- 1 The proposed development fails to be well-designed by reason of its overly engineered appearance and unresolved layout, poor use of materials and landscaping and therefore sits at odds with, and fails to contribute positively to, the landscape and natural qualities of the Greenspace Corridor or surrounding area otherwise. The proposed development would amount to a visually harmful and intrusive form of development that would clearly well-short of being considered well-designed and is therefore contrary to Policies C3, P3 and DM1 of the Core Strategy, Policy JP-H3 of PpE, Policy G/8 of the UDP and the National Planning Policy Framework.
- 2 The application has failed to provide sufficient information to demonstrate the impacts of the development on the natural environment including being able to demonstrate that all options for biodiversity net gain on-site has been properly explored, and has also failed to show how the impacts on the woodland will be mitigated for. As such, the proposal is contrary to Policies G6 and G7 of the Core Strategy, Policies JP-G7 and JP-G8 of PpE and the NPPF.

Procedure Statement:

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

Date Decision Issued 22 December 2025

Melanie Hale
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.

INFORMATIVE:

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

The assessment of this application is based on the following drawings:

Drawing No: S24-0198 - Topographical Land Survey
Survey Details For Trees by Iain Tavendale Arboricultural Consultant, Date: 04 November 2024 including untitled plan Date: November 2024
Received on 6th February 2025

Drawing No: 7164-003A - Proposed Unit 1 - Plans and Elevations
Drawing No: 7164-004A - Proposed Unit 2 - Plans and Elevations
Drawing No: 7164-005A - Proposed Unit 3 - Plans and Elevations
Drawing No: 7164-006A - Proposed Unit 4 - Plans and Elevations
Drawing No: 7164-007A - Proposed Unit 5 - Plans and Elevations
Drawing No: 7164-008A - Proposed Unit 6 - Plans and Elevations
Drawing No: 7164-009B - Street Scenes / Sections
Drawing No: 7164-010A - Proposed Detached Garages
Drawing No: 7532.01 Rev C - Landscape Proposals
Arboricultural Impact Assessment by Iain Tavendale Arboricultural Consultant
ERAP Ltd Consulting Ecologist, response to consultation comments, Ref: 2024-280, Updated 1st August 2025
Proposed Schedule of Accommodation
Received on 13th August 2025

Preliminary Ecological Appraisal by ERAP Ltd Consultant Ecologists. Ref: 2024-280, Version 2: Updated 15th October 2025 in accordance with new site boundary and layout
Statutory Biodiversity Metric v4 15th October 2025
Assessment of Biodiversity Net Gain by ERAP Ltd Consulting Ecologists, Ref: 2024-280b, Version 4: 15th October 2025 updated site boundary and site layout
Aerial Image with Photo Numbers and Directions
Received on 15th October 2025

Drawing No: 7164-L01H - Location Plan
Drawing No: 7164-002L - Proposed Site Plan
Drawing No: 7164-011C - Trees, Shrubs and Hedges Retained / Removed
Received on 22nd October 2025