

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Full Planning Application**

APPLICATION REFERENCE: 25/00510/FUL

Applicant Mr Browne(Fairway Building and Remedial Contractors Ltd) Globe House Globe Park Moss Bridge Road Manchester OL16 5EB	Agent Mr Stuart Howden(Northern Planners) Jubilee Court Copgrove North Yorkshire HG3 3TB
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Part I - Particulars of Application

Proposal: Demolition of existing buildings and the erection of 9 no. dwellings, including associated landscaping and access.

Location: Ginnell Farm Broad Lane Rochdale OL16 4PU

Valid On: 1 September 2025

DECISION: REFUSE PERMISSION

Refusal(s) (1)

- 1 All bat species, their breeding sites and resting places are fully protected by law under Regulation 43 of the Conservation of Habitats and Species Regulations 2017 (as amended) and Section 9 of the Wildlife and Countryside Act 1981 (as amended). Bats are a European protected species and their presence or otherwise is therefore a material consideration when a planning application is determined (Para 98 of the Government Circular ODPM, 16th August 2005). In the absence of the required nocturnal bat emergence surveys as requested by the GMEU, the LPA and the GMEU are unable to determine or assess the potential impacts of the development on protected species (bats). As such, the proposal is contrary to the requirements of paragraphs 187 and 193 of the NPPF, PfE Policy JP-G8, Core Strategy Policy G7 and the statutory duty under Section 40 of the Natural Environment and Rural Communities Act 2006 (as amended in 2021) to have regard to the purpose of conserving biodiversity.

Date of Decision: 30/01/2026

Melanie Hale
Head of Planning

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.

Your attention is drawn to the following (2)	
1	Due to the absence of necessary information the Local Planning Authority cannot be confident that the proposal would improve the economic, social and environmental conditions of the area and as such fails to comply with the development plan and therefore does not comprise sustainable development. Until such a time as the required information can be provided there are currently 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.
2	INFORMATIVE: For the avoidance of doubt, this Decision Notice relates to the following submitted plans and documents: • Location Plan Drawing No 099 Rev P1 • Proposed Site Layout Drawing No 101 Rev P2 • Proposed Site Layout Drawing No 102 Rev P2 • Proposed Landscape Plan Drawing No 24NP498/01/00x Rev C • Plot 1 Plans and Elevations Drawing No 110 Rev P2 • Plot 2 and 3 Plans and Elevations Drawing No 111 Rev P2 • Plot 4 and 5 Plans and Elevations Drawing No 112 Rev P2 • Plot 6 and 7 Plans and Elevations Drawing No 113 Rev P2 • Plot 8 and 9 Plans and Elevations Drawing No 114 Rev P2 • Planning and Design Access Statement dated April 2025 • Energy Statement Rev 0 Dated August 2025 • Domestic Overheating Assessment dated 1st September 2025

	• Air Quality Assessment DC4846-AR1v2 dated 14.04.2025 • Arboricultural Impact Assessment 82-067-R1 dated February 2025 • Drainage Strategy dated April 2025 • Highways Access Appraisal dated April 2025 • Noise Impact Assessment dated 16/10/2024 • Noise Technical Note dated 25th April 2025 • Preliminary Environmental Risk Assessment dated May 2012 • Preliminary Ecological Appraisal dated 29/04/2025
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INFORMATIVE:

If you are unhappy with the decision to refuse permission you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.