

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

APPLICATION REFERENCE: 25/01103/FUL

Applicant Mr Richard Hagan 95 Marland Fold Rochdale OL11 4RF England	Agent Barry Murphy (Triangle Architects) Lower Ground Floor 4 Jordan Street Manchester M15 4PY United Kingdom
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Part I - Particulars of Application

Proposal: Erection of replacement dwelling together with associated boundary treatments, landscaping, parking and solar photovoltaic panels, following demolition of existing dwelling

Location: 95 Marland Fold, Rochdale, OL11 4RF

Valid On: 29 October 2025

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (8)**

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 This permission relates to the following plans and documents:

Drawing No: 3000 Rev P01 – Site Location Plan

Received 29th October 2025

Drawing No: 3101 Rev P01 – Proposed Floor Plans

Received 19th November 2025

Drawing No: 3100 Rev P01 – Proposed Site Plan

Received 18th December 2025

Drawing No: 2110 Rev P08 – Proposed Elevations

Drawing No: 2112 Rev P02 – Proposed Street Elevation

Received 5th February 2026

and the development shall be carried out in accordance with the approved drawings.

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

- 3 Notwithstanding any description of materials in the application or on the approved plans, no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. It should be noted that the dormer colours should relate more closely to the roof finish. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P3 and P2 of the Rochdale Core Strategy, Policy JP-P2 of PfE and the requirements of the National Planning Policy Framework.

- 4 No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1400hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

Reason: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policies DM1 and G9 of the Rochdale Core Strategy.

- 5 No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include features such

as mammal gaps. The approved structures shall be erected in accordance with the approved details and thereafter retained.

Reason: To safeguard the amenities of the adjoining neighbouring properties from overlooking and loss of privacy and in the interests of visual amenity and the character of the area in accordance with Policies P3 and DM1 of the Rochdale Core Strategy and the Council's Guidelines and Standards for Residential Development SPD.

- 6 The development hereby permitted shall be carried out in accordance with the biodiversity enhancements as recommended in the Preliminary Roost Assessment by arbtech, Status: Final, Issue: 1, Date: 30/09/2025, received by the Local Planning Authority on 29th October 2025. The biodiversity enhancements shall include the provision of 3 x bat and 2 x bird boxes. The biodiversity enhancement measures shall be implemented in full prior to first occupation of the dwelling and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 7 The dwelling hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved.

Reason: In order to ensure there is adequate provision for vehicles to be parked and adequate turning and servicing provision clear of the highway in order to comply with Policy T2 of the adopted Rochdale Core Strategy, Policy JP-C8 of PfE and the requirements of the National Planning Policy Framework.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed east and west facing dormer windows shall not be openable below a height of 1.7 metres when measured from the floor level of the room within which it is located. The window shall be glazed with obscure glass before first occupation of the development hereby approved and shall be maintained as such at all times thereafter.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM1 of the Core Strategy and the Council's SPD - Guidelines and Standards for Residential Development.

Date of Decision: 12/02/2026

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 (1)	
1	The applicant is advised to consider the drainage hierarchy and contact United Utilities prior to any development to ensure all options for the sustainable management of surface water is fully investigated.

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice Your attention is also drawn to the Party Wall Act.
- 3 If you are unhappy with the decision to grant permission subject to conditions 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>.
- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.

- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at:

<https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.