

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

APPLICATION REFERENCE: 25/01165/FUL

Applicant Mrs Danielle Mitchell Kiln Lane Minrow Rochdale Lancashire OL16 3HB	Agent Miss Ayesha Ahmed (Rochdale Borough Council) Rochdale Borough Council Floor 2, Number One Riverside Smith Street Rochdale OL16 1XU
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Part I - Particulars of Application

Proposal: Installation of new wire mesh boundary fencing with double and single gate accesses
Location: CROSSGATES PRIMARY SCHOOL, KILN LANE, MILNROW, ROCHDALE, OL16 3HB
Valid On: 13 January 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:

Condition(s) (4)

- 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:
- Location Plan Fencing. Drawing number: A2/ 2005433/005
 - Block Plan. Drawing number: A2/ 2500433/013
 - Existing Boundary Fencing With Gate Positions Plan. Drawing number: A2/ 2005433/006

- 2.4m High 358 V Beam Prison Mesh with 60x60mm Dig in Bay
- Proposed Boundary Fencing and Gate Position Plan. Drawing number: A2/ 2005433/007
- Double Gate Elevation. Drawing number: A2/ 2005433/009
- Single Gate Elevation. Drawing number: A2/ 2005433/008

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

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

- 3 Within the first planting season following the installation of the boundary treatment, 4 replacement trees shall be planted within the application site. If the replacement trees are removed, dies, becomes severely damaged or seriously diseased within five years of planting, the trees shall be replaced by trees of a similar size and species.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies P3, DM1, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 Prior to the commencement of the hereby approved development (including site preparatory works), a scheme for the protection of the retained trees in accordance with BS 5837:2012, including Arboricultural Method Statement (AMS) and a Tree Protection Plan((TPP) shall be submitted to and approved in writing by the Local Planning Authority. The details the AMS and TPP shall include but not be limited to:

- a) Locations of retained trees and root protection areas of these trees.
- b) A specification for protective fencing to safeguard retained trees during groundworks and construction phases and a plan indicating the location and alignment of the protective fencing.
- c) Specifications of signage clearly defining tree protection areas.
- d) Methods of ground clearance which may be required within the root protection areas (RPA as defined in BS 5837: 2012) of the retained trees

e) Details of any required construction within the RPA or that may impact on the retained trees.

f) A full specification for the installation of boundary treatment works which may affect trees.

g) A methodology for Arboricultural site supervision and inspection by a suitably qualified tree specialist.

h) An approach to reporting of inspection and supervision.

The development thereafter shall be implemented in accordance with the approved details.

Reason: To safeguard the trees, and to conserve biodiversity value in accordance with Policies G6, G7, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-G7 of the adopted Places for Everyone DPD and the National Planning Policy Framework.

Reason for pre-commencement condition: Protection measures for retained trees are required to be in place prior to commencement to ensure no damage is caused.

Date of Decision: 10/03/2026

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.

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>.