



PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 25/00267/PRA56

Name and address for correspondence:	Applicant name:
Zach Thorp Thorp Design Services Ltd 2 Chatton Close Bury BL8 2UE	Mike Tobin

Part I - Particulars of Application

Date of Application: 28 March 2025

Proposal:	Prior approval for change of use from barn to office building
Location:	The Barn, Doctor Fold Lane, Heywood, OL10 2QF, ,

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that prior approval is **REQUIRED** for the development referred to in Part I hereof.

Date Decision Issued 20 May 2025

Melanie Hale
Head of Planning Services



PRIOR APPROVAL OF DETAILS

Name and address for correspondence:	Applicant name:
Zach Thorp 2 Chatton Close Bury BL8 2UE	Mike Tobin

Part I - Particulars of Application

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Proposal:	Prior approval for change of use from barn to office building
Location:	The Barn, Doctor Fold Lane, Heywood, OL10 2QF, ,

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that approval has been given for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted and subject to the following conditions:

Conditions and Reasons:

- 1 No development shall take place until a Phase 1 investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons.

The submitted report shall include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - o adjoining land,
 - o groundwaters and surface waters,
 - o ecological systems,
 - o archaeological sites and ancient monuments;
- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall be carried out in accordance with the approved remediation strategy thereafter.

No part of the development shall be occupied until a verification report demonstrating that the approved remediation has been implemented has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

Date Decision Issued 20 May 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.

If any evidence of possible contamination is identified proposals for its removal shall be submitted to the Local Planning Authority for approval in advance for the further investigation and/or removal of the contamination.

INFORMATIVE:

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

For the avoidance of doubt, this decision relates to the following list of plans:

- Statement of operation; Thorp Design Services (dated March 2025)
- Proposed Parking/Landscaping Plan: TDS-24-196-18
- Location plan: TDS-25-196-00
- Proposed site plan: TDS-24-196-07
- Proposed barn plans: TDS-25-196-08
- Proposed barn plans 2: TDS-25-196-09
- Proposed barn elevations 1: TDS-25-196-09
- Proposed barn elevations 2: TDS-25-196-11

The Applicant is reminded that Class R of Part 3, Schedule 2 of the GPDO only permits development relating to the material change of use of the building and/or land, and does not allow for any operational development, including but not limited to, building works, engineering works and some works required to convert the building, for which separate planning consent would be required.