



Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Permission in Principle) (Amendment) Order 2017

APPLICATION FOR PERMISSION IN PRINCIPLE

APPLICATION REFERENCE: 25/00971/PIP

Name and address for correspondence:	Applicant name:
Mr Endaf Roberts Civitas Planning Ltd C/o Bradshaws 2 Well House Barns Chester Road Bolton Chester CH4 0DH	Mr Frank Garvey/prospect Homes

Part 1 - Particulars of Application

Date of Application: 7 October 2025

Proposal:	Application for permission in principle for residential development of up to 8 dwellings.
Location:	Land Rear Of 22 Birch Avenue, Wardle, OL12 9QH, ,

Part 2 - 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, following consideration of the application in respect of the proposal outlined above, it was resolved to **Grant Permission in Principle**.

INFORMATIVES

The applicant's attention is drawn to the comments received on the application from the various consultees which may contain advice relating to the expected level of detail to be submitted alongside an application for Technical Details Consent. These comments can be provided upon request.

The applicant's attention is also drawn to the Council's Validation Checklist, which is available online, but the Local Planning Authority would expect the following documents as a minimum to be submitted with any application for Technical Details Consent:

- o Location Plan at a 1:1250 or 1:2500 scale
- o Existing and Proposed Site Plans at 1:200 or 1:500 scale
- o Proposed Elevation Drawings at 1:50 or 1:100 scale
- o Proposed Floor Plan Drawings at 1:50 or 1:100 scale
- o Street Scene and Section Drawings
- o Topographical Survey
- o Design and Access Statement
- o Preliminary Ecology Appraisal (PEA) and any additional surveys recommended by the PEA, such as badger, water vole and invasive species and;
- o A UK Habitat survey and habitat condition assessment and

- o BNG assessment and metric or BNG statement providing evidence of exemption from 10% BNG.
- o Phase 1 Site Investigation
- o Ground conditions survey
- o Heritage Statement
- o Noise Impact Assessment
- o Planning Statement / Supporting Statement/Letter
- o Tree Survey and Arboricultural Impact Assessment
- o Drainage Strategy
- o Proposed Hard and Soft Landscaping Plan
- o Boundary Treatment Plan
- o Servicing Plan (for domestic waste/refuse collection)

Date Decision Issued 26 November 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.

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: [Fees for Planning Applications in England](#)

INFORMATIVE:

This decision does not imply consent to carry out any work which may encroach over a common boundary. Such work may include excavation, positioning of walls, fences or other construction such as roofs or gutters which overhang the boundary line. The applicant is therefore advised to obtain the consent of any landowner prior to the commencement of such work. The applicant's attention is also drawn to the provisions of the Party Wall Act 1996, which sets out the rights and responsibilities of adjoining landowners in respect of the construction or alterations of any party walls, excavations and other construction works adjacent to the boundary line. Before proceeding with the development professional advice on the provision of the Act should be sought.

INFORMATIVE:

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.

Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.