



ROCHDALE
BOROUGH COUNCIL

Town and Country Planning (General Permitted Development) (England)
Order 2015

REFUSAL OF PRIOR APPROVAL

APPLICATION REFERENCE: 22/01293/AGR

Name and address for correspondence:	Applicant name:
Mr Malcolm Percy Building Design and Planning Consultancy 47 Richard Gibson Road, Henhull, Nantwich, Cheshire, CW5 6XS	Mr Joseph Brierley

Part 1 - Particulars of Application

Date of Application: 10 October 2022

Proposal:	Application for prior notification for the erection of a steel framed agricultural building
Location:	Brown Hill Farm , Rooley Moor Road, Rochdale, OL12 6BN

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby determines that the application in respect of the development described in respect of the land specified hereto **DOES NOT** satisfy the conditions which apply to agricultural permitted development under Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and **refuses** prior approval for the following reason(s).

Reasons:

- 1 The proposal does not benefit from permitted development rights under Schedule 2, Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) as Part 6, Class A of the GPDO requires any building erected to be reasonably necessary for the purposes of agriculture within that unit. The application has failed to demonstrate through the submission of appropriate evidence that the development is reasonably necessary for the purposes of agriculture.

Date Decision Issued 7 November 2022

Daniela Ripa
Interim 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.

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

2175.02	Proposed Floor Plan & Elevations
2175.04	Existing & Proposed Site Plans