

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

REFUSAL OF PRIOR APPROVAL

APPLICATION REFERENCE: 25/00298/AGR

Name and address for correspondence:	Applicant name:
Mr Robert MacKenzie MACMARSHALLS 112A-116 Hamill House, Chorley New Road Bolton BL1 4DH	MR HARVEY FERRIS

Part 1 - Particulars of Application

Date of Application: 7 April 2025

Proposal:	Prior approval for agricultural building for machinery and hay storage
Location:	Land Lying To The SW of Ashworth Road, Rochdale, Lancashire, OL11 5UN

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 would not comprise permitted development under Schedule 2, Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) for the following reasons:
 - i) In order to benefit from prior approval under Part 6 Class A, the proposed development must be carried out on agricultural land comprising an agricultural unit of 5 hectares or more in area. Insufficient information has been submitted to clearly demonstrate the extent of the agricultural unit or that the land is in agricultural use. Accordingly, the application fails to demonstrate that the land on which the building would be erected constitutes agricultural land or comprises part of an agricultural unit of 5 hectares or more, and fails to provide sufficient evidence to demonstrate compliance with Part 6, Class A, Paragraph A.1(a) of the GPDO.
 - ii) 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, and that the proposed use of the building would be an agricultural use.

Date Decision Issued 1 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.

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 Notice relates to the following plans:

- Application Form dated 24/03/2025
- Supporting Report dated 19th March 2025
- Site Location Plan dated 7th April 2025
- Proposed Plan Rev A - received 07/04/2025