

Town and Country Planning Act 1990 as amended by Section 13 Planning and Compensation Act 1991

The Town and Country Planning (General Permitted Development) Order 2015 (as amended)

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 25/01082/DEM

Name and address for correspondence: Mr Barry Murphy Triangle Architects Lower Ground Floor 4 Jordan Street Manchester M15 4PY United Kingdom	Applicant name: Mr Richard Hagan
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Part 1 - Particulars of Application

Date of Application: 28 October 2025

Proposal:	Application for prior approval for the demolition of dwelling
Location:	95 Marland Fold, Rochdale, OL11 4RF,

Part 2 - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that prior approval **IS REQUIRED** for the development referred to in Part 1 hereof.

Date Decision Issued 25 November 2025

Melanie Hale
Head of Planning Services

Town and Country Planning Act 1990 as amended by Section 13 Planning and Compensation Act 1991

The Town and Country Planning (General Permitted Development) Order 2015 (as amended)

DETERMINATION ON PROPOSAL TO DEMOLISH

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Part 1 - Particulars of Application

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Part 2 Compliance with Conditions

It is YOUR responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission

Part 3 - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **Granted** for the carrying out of the works relating to the demolition and subsequent restoration of the site referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions.

Conditions and Reasons:

- 1 The demolition hereby approved shall be carried out in full accordance with the Method Statement - Risk and COSHH Assessment by H Bell & Sons @ Ltd Building Contractors, Issue Date: 23/10/2023, Job No: 4796. The site shall thereafter be restored and maintained in accordance with this approved document.

Reason: In the interests of amenity and highway safety in accordance with policies P3, G9, DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 2 Notwithstanding any other times documented within the submission. No demolition works shall be carried out outside of the hours of Monday to Friday 08:00-17:30 and no works shall take place on Saturdays, Sundays and Bank Holidays.

Reason: In the interests of safeguarding residential properties from noise and disturbance in accordance with policy G9 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 3 Prior to any demolition works, a photographic survey showing the pre-development photographic condition of the immediate highway and footway at 5 metre intervals along its length, accompanied by a scheme for the resurfacing and/or repair of any potholes or areas of the road surface which have deteriorated in the intervening period (between pre and post demolition), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: Construction traffic associated with the demolition has the potential to cause further deterioration of the road's surface. The applicant is required to undertake works of repair to the road surface where deterioration arises as a result of its use by heavy construction vehicles in order to facilitate safe and convenient access and circulation for vehicle traffic in accordance with the requirements of Policy T2 of the adopted Core Strategy.

- 4 Prior to any demolition works commencing, the whole of the site will be fully secured with heras fencing affixed with debris netting.

Reason: In the interests of safeguarding residential properties from dust and debris in accordance with policy G9 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 5 The roof of the property to be demolished and the shed roof shall be stripped by hand with care with the presence of bats borne in mind. If bats are found or suspected at any time during the works then work should cease immediately and advice sought from a suitably qualified bat worker.

Reason: In the interests of protecting protected species within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date Decision Issued 25 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.

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

Drawing No: 3000 Rev P01 - Site Location Plan

Drawing No: 3002 Rev P01 - Site Restoration Plan (Post-Demolition)

Covering Letter with Demolition Site Notice

2 x photos of site notice

Preliminary Roost Assessment by Arbtech Consulting Ltd, Survey Date: 25th September 2025, Issue: 1 dated 30/09/2025

Method Statement - Risk and COSHH Assessment by H Bell & Sons © Ltd Building Contractors, Issue Date: 23/10/2023, Job No: 4796

Structural Site Condition Report by Alvin Loh Consulting Engineers, Date: 12th November 2024, Ref: 224FA-095

Received 23rd October 2025

The applicant is advised that no works to demolish the buildings or any vegetation clearance shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to works and written confirmation provided to the Local Planning Authority that no active bird nests are present.