

Town and Country Planning General Development Order, Schedule 2, Part 6

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 25/00816/AGR

Name and address for correspondence:	Applicant name:
Mr Steven Hartley HP and DA Ltd Swallow Barn Lower Chapel Hill Hurstlane Rawtenstall BB4 8TB	Mr A Gammon

Part 1 - Particulars of Application

Date of Application: 5 September 2025

Proposal:	Prior approval for the erection of an agricultural storage building
Location:	Long Clough Farm, Clough Road, Littleborough, OL15 9PA,

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 Agricultural/Forestry development referred to in Part 1 hereof.

Date Decision Issued 30 September 2025

Melanie Hale
Head of Planning Services



Town and Country Planning General Permitted Development Order,
Schedule 2, 6 & 7

APPROVAL OF DETAILS

APPLICATION REFERENCE: 25/00816/AGR

Name and address for correspondence:	Applicant name:
Mr Steven Hartley Swallow Barn Lower Chapel Hill Hurstlane Rawtenstall BB4 8TB	Mr A Gammon

Part 1 - Particulars of Application

Date of Application: 5 September 2025

Proposal:	Prior approval for the erection of an agricultural storage building
Location:	Long Clough Farm, Clough Road, Littleborough, OL15 9PA,

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 General Permitted Development Order Schedule 2, 6 & 7 that approval has been given for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following condition(s).

Condition(s) and Reason(s):

- 1 The development shall be carried out in accordance with the following drawings and documents hereby approved:

- Location Plan
- Proposed open fronted agricultural machinery store at Long Clough Farm Clough Road Littleborough OL15 9PA. Drawing number: LCF-24-01-25

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 2 The materials used in the construction of the exterior of the development hereby permitted shall match those detailed within the application form and as per annotations within the following drawings and documents:

- Proposed open fronted agricultural machinery store at Long Clough Farm Clough Road Littleborough OL15 9PA. Drawing number: LCF-24-01-25
- Planning Statement. Reference number: AG.050825.C. Dated: August 2025

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Date Decision Issued 30 September 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.