



Town and Country Planning Act 1990 (as amended)

## PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00096/AM

|                                                                                              |                 |
|----------------------------------------------------------------------------------------------|-----------------|
| Name and address for correspondence:                                                         | Applicant name: |
| Mr Alan Chorlton<br>Horlton Planning Ltd<br>61 Nudger Green<br>Dobcross<br>Oldham<br>OL3 5AW | Mr K McDonnell  |

### Part I - Particulars of Application

Date of Application: 24 January 2023

|                  |                                                                                                                                                                                                                                                                                                                                    |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>Section 73 application to vary conditions 2 (Plans), 3 (materials), 7 (Parking), 8 (Landscaping), 9 (Boundary treatments) and 11 (bat/bird boxes) and remove conditions 1 (time limit), 4 (Stone panel), 5 (Contamination), 6 (Nesting season) and 10 (Tree Protection) of planning permission 16/00381/FUL (Retrospective)</b> |
| <b>Location:</b> | <b>Mill House Farm, Over Town Lane, Rochdale, OL12 7TQ,</b>                                                                                                                                                                                                                                                                        |

### Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **GRANTED SUBJECT TO CONDITIONS** for the carrying out of the development referred to in Part I above.

The Council hereby permits the above development in accordance with the details given on the application form and submitted plans subject to the following condition(s):

#### **Conditions and Reasons:**

- 1 This permission relates to the following plans:-

Site Plan as Existing. Drawing no: 11  
Site Plan as Existing. Drawing no: 12  
Basement Plan as Built. Drawing no: 16. Rev: A  
Site Plan as Proposed as Built. Drawing no: 14  
Ground Floor Plan as Built. Drawing no: 15. Rev: A  
First Floor Plan as Built. Drawing no: 17  
North Elevation as Built. Drawing no: 19  
South Elevation as Built. Drawing no: 18

East Elevation as Built. Drawing no: 20  
West Elevation as Built. Drawing no: 21  
Landscape Plan as Built. Drawing no: 10. Rev: A  
Site Layout. Drawing no: R0451-11. Rev: A  
Entrance Gates as Built. Drawing no: 22  
Site Plan (indicative landscape scheme). Drawing no: 10. Rev: A

and the development shall be carried out in accordance with these drawings and documents hereby approved.

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 and the National Planning Policy Framework.

- 2 The development shall be carried out in full accordance with the details of external materials as shown in the materials schedule received by email on 04/09/2023. The materials shall be retained as such hereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 3 The parking areas shall be constructed in accordance with the hereby approved plan 'Site Layout (Drawing no: R0451-11. Rev: A). The parking areas shall be retained thereafter for the parking of vehicles.

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway and to ensure the suitable disposal of surface water in order to comply with policy T2 of the adopted Rochdale Core Strategy, policies EM/7 and EM/8 of Unitary Development Plan and the requirements of the National Planning Policy Framework.

- 4 Landscaping work shall be undertaken in accordance with the following plans and documents:

Landscape Plan as Built. Drawing no: 10. Rev: A  
Site Layout. Drawing no: R0451-11. Rev: A

Any trees or shrubs planted or retained which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies G6 and G7 of the Rochdale Core Strategy, JP-G7 Places for Everyone Joint DPD and the National Planning Policy Framework.

- 5 The boundaries, screens or retaining walls shall be installed in accordance with the approved plan 'Site Plan (indicative landscape scheme) (Drawing no: 10. Rev: A)'. The structures shall thereafter be retained.

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

- 6 The bird and bat boxes shall be installed as identified in the 'Landscape Plan as Built (Drawing no: 10. Rev: A)'. The bird and bat boxes shall be retained in perpetuity thereafter.

Reason: To safeguard any protected species which may either live or forage within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, the dwelling hereby approved shall not be altered or extended, and no buildings or structure shall be erected within its curtilage under Schedule 2, Part 1, Classes A, B, C, D, E and F of the above Order except with the prior written approval of the Local Planning Authority.

Reason: To prevent overdevelopment in the Green Belt in accordance with the objectives of Policies G/D/2, D/4 and D/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

**Procedure Statement:**

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date Decision Issued            7 June 2024

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.

**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: £34.00 for householder applications and £116.00 in all other cases.

**INFORMATIVE:**

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. 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. Property specific summary information on coal mining can be obtained from The Coal Authority Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com).

**INFORMATIVE:**

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact [environmental.management@rochdale.gov.uk](mailto:environmental.management@rochdale.gov.uk) for a quotation for your development.