

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 25/00149/VRCON

Name and address for correspondence:	Applicant name:
Mrs Caroline Tamworth Caroline Tamworth Planning 39 Lee Street Uppermill Oldham OL3 6AE	Mr and Mrs Slicker

Part 1 - Particulars of Application

Date of Application: 14 February 2025

Proposal:	Section 73 application to vary conditions 2 (Plans) and 14 (Extent of Curtilage) of planning permission 23/01280/FUL in order to amend the design of the proposed replacement dwelling, , , ,
Location:	Longley Hey Farm , Halifax Road, Littleborough, OL15 0LB

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 (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 The development must be begun no later than three years from the 6th June 2024.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development shall be carried out in accordance with the following application plans:
 - Location Plan
 - Topographical Survey, Drawing no. 1001
 - Existing Site Plan, Drawing no. 1002
 - Existing Site Plan, Drawing no. 1002 Rev A
 - Existing Floor Plan and Elevations, Drawing no. 1003
 - Proposed Site Plan, Drawing no. 1113 Revision C
 - Proposed Curtilage Plan, Drawing no. 1112
 - Proposed Floor Plans, Drawing no. 1115 Revision F
 - Proposed Elevations and Sections, Drawing no. 1116 Revision F
 - Drainage Layout, Drawing no. 584-E300 P1
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.
- 3 The development shall be constructed of the materials approved under application 24/00929/DOC and be retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
- 4 Periodic inspection of the access road shall be undertaken throughout construction of the development and a survey of the condition of the access road shall be carried out following substantial completion and prior to occupation of the dwelling. Any damage identified to the access road, when compared to the condition survey approved under application 24/00929/DOC, shall be repaired such that the highway is in the same or similar condition as prior to the commencement of works on site.

Reason: To ensure damage to the access road, which is also a public right of way, is appropriate repaired to protect the enjoyment and use of the public right of way and to accord with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
- 5 As per condition 2, drainage shall be built in accordance with drawing 584-E300 P1 dated April 2024 by Mono Civil Design Consultants. This should include a Harlequin CAP9 wastewater treatment plant located 15 metres from the dwelling. Drainage from the roof should be directed to a nearby pond. The scheme shall be maintained and remain in place for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution and to ensure satisfactory disposal of foul water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of Greater Manchester Places for Everyone and the National Planning Policy Framework.
- 6 Prior to first development tree protection, in accordance with the measures approved under application 24/00929/DOC shall be provided in full and be retained for the full duration of construction.

Reason: To ensure adequate protection to retained trees in accordance with policy G6 of the NPPF, policy JP-G8 of Greater Manchester Places for Everyone and the National Planning Policy Framework.

- 7 No site clearance shall take place, including works to trees or shrubs or demolition, between the 1st March and 31st August in any year, unless a detailed bird nest survey has been carried out by a suitably experienced ecologist that shows that no active bird nests are present.

Reason: In order to prevent disturbance to any nesting birds that may be present in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy, policy JP-G8 of Greater Manchester Places for Everyone and the National Planning Policy Framework.

- 8 Prior to occupation of the dwelling, a landscaping and boundary treatments scheme shall be submitted to and agreed in writing with the Council as Local Planning Authority.

The scheme shall include the following:

- o Layout drawing/planting plans
- o Planting schedule (indicating the size, species, spacing, size, number and density of plants) and which includes a scheme for replacement tree planting
- o Written specifications
- o Tree pit specifications
- o Ground condition enhancement (including cultivation and other operations associated with trees, shrub, hedge or grass establishment)
- o Areas of hard standing
- o Specification for all boundary treatment and retaining walls

The agreed scheme shall be implemented within 6 months of occupation of the dwelling.

Any planting which within a period of 5 years of implementation dies, is removed, or become seriously damaged or diseased shall be replaced during the next planting season with others of a similar size or species, unless the council as local planning authority gives written consent to a variation.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to secure biodiversity mitigation in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy, policy GP-G8 of Greater Manchester Places for Everyone and the National Planning Policy Framework.

- 9 Prior to occupation of the development, a scheme for the provision of bird boxes shall be submitted to and approved in writing by the council as local planning authority. The scheme shall be implemented, also prior to occupation and retained as such thereafter.

Reason: To ensure that the development would provide suitable species habitat mitigation and to accord with policy G7 of the Rochdale Core Strategy and policy in the National Planning Policy Framework.

- 10 Prior to first occupation a verification scheme which details that gas protection measures in accordance with section 8.6 of the Phase II Contaminated Land Interpretative Report, prepared by CRC Site Investigation Limited, reference CRC-FP-P11-E2001-V1, dated September 2024, approved under application 24/00929/DOC shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any contamination of the site is adequately identified and managed in accordance with policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking or re-enacting that Order), no works stated in Article 3 Schedule 2 Part 1 class A, B, C, D or E shall be carried out unless planning permission is sought from and granted by the council as local planning authority.

Reason: To ensure the protect the openness of the Green Belt and visual amenities of the area and to accord with policies G4, P1, P2, and P3 of the adopted Rochdale Core Strategy, Policy JP-G9 of Greater Manchester Places for Everyone and the National Planning Policy Framework.

Statement under Article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended):

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Date Decision Issued 27 June 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.

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: [Fees for Planning Applications in England](#)

INFORMATIVE:

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

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. Please contact Environmental.Management@rochdale.gov.uk for a quotation for your development.

Informative: Four Public Rights of Way cross the application site and these should not be obstructed or disturbed by any machinery or materials and must be available for use at all times. If a temporary closure/diversion of the public rights of way is required please contact the Council's Environmental Management Service at environmental.management@rochdale.gov.uk, or 0300 303 8884.

Informative: Whilst the building to be demolished has been assessed as negligible risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s).

Informative: The application site is located close to Electricity North West operational land. You are advised to contact Electricity North West, Land Rights & Consents, Frederick Road, Salford, Manchester, M6 6QH, telephone 0800 195 4141, prior to undertaking any development on the site.