

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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 24/00872/PRA56

Name and address for correspondence:	Applicant name:
Mr Robert Harrison P Wilson & Company Burlington House 10-11 Ribblesdale Place Preston PR1 3NA	Campbell

Part I - Particulars of Application

Date of Application: 11 October 2024

Proposal:	Prior approval for change of use of existing barn to residential dwelling
Location:	Greengate Hill Farm , Ashworth Road, Heywood, Rochdale, OL11 5UN

Part II - 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) (England) Order 2015 that prior approval is **REQUIRED** for the development referred to in Part I hereof.

Date Decision Issued 2 December 2024

Melanie Hale
Head of Planning Services

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

REFUSAL OF DETAILS

Name and address for correspondence:	Applicant name:
Mr Robert Harrison Burlington House 10-11 Ribblesdale Place Preston PR1 3NA	Campbell

Part I - Particulars of Application

Date of Application: 11 October 2024

Application No: 24/00872/PRA56

Proposal:	Prior approval for change of use of existing barn to residential dwelling
Location:	Greengate Hill Farm , Ashworth Road, Heywood, Rochdale, OL11 5UN

Part II - 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) (England) Order 2015 that approval has been **REFUSED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted for the following reason(s).

Reasons:

- 1 The applicant has failed to carry out a comprehensive bat survey of the building subject to conversion. Bats are protected species under the Wildlife and Countryside Act. Regulation 9 of the Conservation of Habitats and Species Regulation 2017 requires a LPA to exercise their functions as a competent body, including Part 1 of the WCA 1981 which states that it is an offence to intentionally or recklessly damage a building which contains a protected species as identified under Schedule 5. In the absence of such information, it cannot be conclusively determined that the proposals would not cause harm to this protected species. The proposed development would therefore be in contrary to the requirements of the adopted Rochdale Core Strategy, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Date Decision Issued 2 December 2024

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 and documents:

- Location Plan - received 04/09/2024
- Proposed Site Plan - received 04/09/2024
- Existing Floor Plans - Drawing No. 01 received 04/09/2024
- Existing Elevations - Drawing No. 02 received 11/10/2024
- Proposed Floor Plans - Drawing No. 03 received 04/09/2024
- Proposed Elevations - Drawing No. 04 received 04/09/2024
- Engineering Report ref: 8874 by Michael Pooler Associates Limited - dated 11/04/2023
- Inspection & Assessment in Relation to Bats & Breeding Birds ref: PR-0042-24 by Tyrer Ecological Consultants Limited - dated 12/04/2024