



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
Number One Riverside
Smith St
Rochdale
OL16 1XU

Phone : 01706 924305 . **EMAIL :** development.control@rochdale.gov.uk . **WEB :** www.rochdale.gov.uk

Application to determine if prior approval is required for a proposed: Erection, Extension or
Alteration of a Building for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 6

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Top O Th Hill Farm
Address Line 1	Heywood Old Road
Address Line 2	
Address Line 3	Rochdale
Town/city	Middletown
Postcode	OL10 2QQ

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
385333	408007

Description

Applicant Details

Name/Company

Title

Mr

First name

Ben

Surname

Picken

Company Name

B H Picken Agricultural Services

Address

Address line 1

Top O Th Hill Farm

Address line 2

Heywood Old Road

Address line 3

Town/City

Middleton

County

Rochdale

Country

United Kingdom

Postcode

OL10 2QQ

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Andrew

Surname

Rothwell

Company Name

Gary Hoerty Associates

Address

Address line 1

Suite 9

Address line 2

Grindleton Business Centre

Address line 3

The Spinney, Grindleton

Town/City

Clitheroe

County

Lancashire

Country

United Kingdom

Postcode

BB7 4DH

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

The Proposed Building

Please indicate which of the following are involved in your proposal

- ☒ A new building
☐ An extension
☐ An alteration

Please describe the type of building

Portal Steel Frame Building to cover a Livestock Handling Area and Replacement of Concrete within Yard Area

Please state the dimensions of the building

Length

27.4

metres

Height to eaves

4.88

metres

Breadth

10.05

metres

Height to ridge

6.5

metres

Please describe the walls and the roof materials and colours

Walls

Materials

Portal Steel Upright Frame, Concrete Panel Walls to 1.5m height.
Tanalized Yorkshire Boarding to Eaves

External colour

Grey Concrete Panels, Brown Tanalized finish to Yorkshire
Boarding

Roof

Materials

Fibre Cement Roofing Sheets with Opaque Polycarbonate Skylights

External colour

Grey Fibre Cement Roof Sheets
Opaque Polycarbonate Rooflight Panels

Has an agricultural building been constructed on this unit within the last two years?

- ☐ Yes
☒ No

Would the proposed building be used to house livestock, slurry or sewage sludge?

- ☐ Yes
☒ No

Would the ground area covered by the proposed agricultural building exceed 1000 square metres?

- ☐ Yes
☒ No

Please note: If the ground area covered exceeds 1000 square metres it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fish tank been erected within 90 metres of the proposed development within the last two years?

- ☐ Yes
☒ No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

24.7

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

1 or more

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

200

Months

0

Is the proposed development reasonably necessary for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

The building is required to form a canopy over a Livestock Handling area, where cattle and sheep are gathered to carry out agricultural operations, including the administration of Veterinary medicines and treatments. The building will allow the separation of clean rainwater from surfaces contaminated by livestock manures, and prevent contaminated run-off from entering watercourses.

Is the proposed development designed for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

The Building accords with a standard profile for modern farm building construction. It is to be constructed from materials which match the existing buildings upon the Farm, and incorporates Yorkshire Boarding to allow adequate ventilation. The Concrete Panels to the lower elevations allow the use of farm machinery to collect deposited manures.

Does the proposed development involve any alteration to a dwelling?

- ☐ Yes
☒ No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- ☒ Yes
☐ No

What is the height of the proposed development?

6.5

Metres

Is the proposed development within 3 kilometres of an aerodrome?

- ☐ Yes
☒ No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Gary Hoerly

Date

27/03/2024