

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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 23/00607/AGR

Name and address for correspondence:	Applicant name:
Mrs Melanie Lawrenson ML Planning Consultancy Ltd Office A Bradley Hill Farm Claughton on Brock Preston PR3 0GA	MR JACK SPENCE

Part 1 - Particulars of Application

Date of Application: 7 June 2023

Proposal:	Application for prior notification for the erection of an agricultural storage building,
Location:	Land To The East, Woodhouse Lane, Norden, Rochdale, OL12 7TB

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 that prior approval **IS REQUIRED** for the Agricultural/Forestry development referred to in Part 1 hereof.

Date Decision Issued 5 July 2023

Daniela Ripa
Interim Head of Planning Services



ROCHDALE
BOROUGH COUNCIL

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

APPROVAL OF DETAILS

APPLICATION REFERENCE: 23/00607/AGR

Name and address for correspondence:	Applicant name:
Mrs Melanie Lawrenson Office A Bradley Hill Farm Claughton on Brock Preston PR3 0GA United Kingdom	MR JACK SPENCE

Part 1 - Particulars of Application

Date of Application: 7 June 2023

Proposal:	Application for prior notification for the erection of an agricultural storage building,
Location:	Land To The East, Woodhouse Lane, Norden, Rochdale, OL12 7TB

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 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 must be completed within a period of 3 years starting with the prior approval date.

Reason: To comply with the requirements of Paragraph MA.2 of Part 5, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 2 This permission relates to the following plans:

Location Plan
Elevations and Location Plan ML/JS/6225 - Received by the Council 06/06/2023

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

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale

Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 3 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 drawings:

Location Plan

Elevations and Location Plan ML/JS/6225 - Received by the Council 06/06/2023

Planning Statement - Received by the Council 06/06/2023

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

- 4 Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of hard and soft landscaping works, including planting of trees and hedges/shrubs, have been submitted to and approved in writing by the Local Planning Authority. The details shall include planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted or retained in accordance with this condition 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 Core Strategy Policies G6 and G7 and the National Planning Policy Framework.

Date Decision Issued 5 July 2023

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.