



ROCHDALE
BOROUGH COUNCIL

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

REFUSAL OF PRIOR APPROVAL

APPLICATION REFERENCE: 25/00996/AGR

Name and address for correspondence:	Applicant name:
Mr Steven Hartley HP & DA Ltd Swallow Barn Lower Chapel Hill Hurst Lane Rawtenstall BB4 8TB	Mr & Mrs H & D Hayhurst

Part 1 - Particulars of Application

Date of Application: 29 September 2025

Proposal:	Prior approval for the erection of an agricultural storage building
Location:	Moorside Farm, Nick Road Lane, Wardle, OL12 9PW,

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby determines that the application in respect of the development described in respect of the land specified hereto **DOES NOT** satisfy the conditions which apply to agricultural permitted development under Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and **refuses** prior approval for the following reason(s).

Reasons:

- 1 The application is not supported by evidence which is sufficiently precise or unambiguous in order to demonstrate that the proposed barn, on the balance of probabilities, would be reasonably necessary for agriculture and therefore fails to comply with the requirements of Class A of Part 6, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date Decision Issued 27 October 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.

For the avoidance of doubt, this Decision Notice relates to the following plans:

- o Application Form received 28/09/2025
- o Supporting Report received 29/09/2025
- o Location Plan
- o Outline Blue - Land Ownership/Holding received 29/09/2025
- o Proposed Plans - received 29/09/2025
- o Emails from S Hartley to R Gralton dated 23/10/2025 18:01
- o Emails from S Hartley to R Gralton dated 23/10/2025 16:49
- o Emails from S Hartley to R Gralton dated 21/10/2025 11:12