ROCHDALE COUNCIL

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

An application to determine if prior approval is required for a proposed:

Change of Use of Agricultural Buildings to a flexible use within Shops (Class A1), Financial and Professional Services (Class A2), Restaurants and Cafes (Class A3), Business (Class B1), Storage or Distribution (Class B8), Hotels (Class C1) or Assembly and Leisure (Class D2).

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class R

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.

1. Site Address

Number	
Suffix	
Property name	Castle Hill Farm
Address line 1	Castle Hill Road
Address line 2	Birtle
Address line 3	
Town/city	Heywood
Postcode	BL9 6UL

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

Easting (x)	382733
Northing (y)	412528

Description

2. Applicant Details

Title	Mr
First name	Ian Arthur
Surname	Taylor
Company name	Castle Hill Farm
Address line 1	Castle Hill Farm,
Address line 2	Castle Hill Road

2. Applicant Details

Address line 3	Birtle
Town/city	Heywood
Country	
Postcode	BL9 6UL

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

Primary number	[redacted]
Secondary number	
Fax number	
Email address	[redacted]

3. Agent Details

No Agent details were submitted for this application

4. Eligibility

Was the use of the site on 3 July 2012 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit? ◉ Yes ○ No

Will the total combined floor space in the building(s) (previously and in this proposal) changed to a flexible use under this permitted development right exceed 150 square metres? ◉ Yes ○ No

Will the total combined floor space in the building(s) (previously and in this proposal) changed to a flexible use under this permitted development right exceed 500 square metres? ○ Yes ◉ No

Is any part of the land, site or building:
- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one)
- a listed building (or within the curtilage of a listed building)

○ Yes ◉ No

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

The Change of use of a Farm Building to form a rustic rural dry-hire venue to accommodate wellness & wellbeing sessions and events (Yoga, Exercise Classes, Craft Workshops, and small meetings). The room space is to be hired out on a day/part day basis to small groups.

Please provide details of any transport and highways impacts and how these will be mitigated:

The farm is accessed via a private farm lane, leading to Castle Hill Road. The access currently accommodates farm vehicles and delivery wagons. the access road also carries Bridleway 92 on the Rochdale MBC definitive map. The road can accommodate both farm and visitor vehicles and horses/pedestrians. Visibility along the road is good, and the road surface is made with macadam. It is anticipated that visitor usage will be minimal, commensurate with the small scale of the diversification

Please provide details of any noise impacts and how these will be mitigated:

We do not anticipate any noise impacts. The activities are to be hosted within the building, and any music used will be low volume "Wellness Type" music. visiting traffic will be at slow speed, generating little noise, governed by the nature of the farm track.

Please provide details of any contamination risks and how these will be mitigated:

No contaminant waste will be generated by the application activities. Rain water from the building is channelled into the farm drainage system, and surface water from the existing yard areas soaks away onto the adjacent farmland or into the farm drainage system.

Please provide details of any flooding risks and how these will be mitigated.
A flood risk assessment should accompany the application where the site:
- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

Check if your site location is in Flood Zone 2 or 3 online.
Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

The Change of Use proposed will not generate any heightened flood risk over that which currently exists. Rainfall is collected and channelled into either farm drainage or land soakaway, and the use of the building will not generate additional water quantity to be dealt with.

6. Declaration

I/we hereby apply for prior approval as described in this form 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. ☑

Date (cannot be pre-application)	28/02/2021