

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Householder Planning Application**

APPLICATION REFERENCE: PL/2026/0314

Applicant Mr Paul Atherton 35 Milnrow Road Littleborough Rochdale OL15 0BS	Agent Miss Rachel Baldwin 11 Hackford Close Bury BL8 1XP
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Part I - Particulars of Application

Proposal: Formation of boundary treatments including enlarged vehicular access and new pedestrian entrance
Location: 35 Milnrow Road, Littleborough, OL15 0BS
Valid On: 18 April 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS**Condition(s) (4)**

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The permission relates to the following plans:

- Boundary Treatment – Doc No: 0045-RALA-REP-001. Rev. P02 dated 23.03.26
- Site Location & Block Plan – Drawing No: MNR-RALA-ZZ-XX-DR-A-(PL)-0000. Rev. P07
- Boundary Treatment – Drawing No: MNR-RALA-ZZ-XX-DR-A-(PL)-0005. Rev. P05
- Proposed Site Plan - Visibility Splay – Drawing No: MNR-RALA-ZZ-XX-DR-A-(PL)-0006. Rev. P04
- Boundary Treatment 2 – Drawing No: MNR-RALA-ZZ-XX-DR-A-(PL)-0008. Rev. P00

- Proposed Landscape Plan – Drawing No: MNR-RALA-ZZ-XX-DR-A-(PL)-0010. Rev. P00
- External Materials Schedule – Report: 0045-RALA-XX-XX-SH-A-210010. Rev. P00

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 adopted Rochdale Core Strategy, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The development hereby approved shall be first constructed in materials contained within the approved 'External Materials Schedule' ref. 0045-RALA-XX-XX-SH-A-210010 and be retained as such thereafter..

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 4 The approved landscaping details shall be implemented in full no later than the end of the first planting season after the development is substantially completed in full accordance with the duly approved details contained within the 'Proposed Landscape Plan' drawing number 'MNR-RALA-ZZ-XX-DR-A-(PL)-0010' revision 'P00'. Any shrubs or hedgerow planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become severely diseased within 5 years of planting shall be replaced within the next planting season by shrubs or hedge planting of a similar size and species (or another suitable species) to those originally required to be planted.

Reason: In order to protect the visual amenity of the area in accordance with policy G7 of the adopted Rochdale Core Strategy, policy JP-G8 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Date of Decision: 11/06/2026

Melanie Hale
Head of Planning

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.

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice Your attention is also drawn to the Party Wall Act.
- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.
- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at: <https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.