

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

APPLICATION REFERENCE: PL/2026/0092

Applicant Mr Awat Abdullahi 163 Leander Drive Rochdale OL11 2XE	Agent Mr Rahul Rahman 673 Leeds Road Huddersfield HD2 1YY
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Part I - Particulars of Application

Proposal: Re-modelling of the rear garden area including excavation and re-profiling of sections and the erection of a retaining wall(s)
Location: 163 LEANDER DRIVE, ROCHDALE, OL11 2XE
Valid On: 2 February 2026

DECISION: REFUSE PERMISSION**Refusal(s) (1)**

- 1 Insufficient information in the form of a slope stability assessment and construction details of the retaining walls and its foundations has been submitted to inform the condition of the earthworks and the structural integrity of the retaining structures. The application therefore fails to demonstrate the proposed development would not be adversely affected by any risks arising from land instability, contrary to the requirements of Policy G9 of the adopted Rochdale Core Strategy and Paragraph 187 of the National Planning Policy Framework.

Date of Decision: 26/06/2026

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.

Your attention is drawn to the following (2)	
1	This Decision Notice relates to the following drawings and documents:- • Location Plan - drawing no. A200 Rev. 001 received 02/02/2026 • Existing Site Plan - drawing no. A100 Rev. 001 received 02/02/2026 • Proposed Site Plan - drawing no. A101 Rev. 001 received 02/02/2026 • Pre-existing Landscape Plan - drawing no. A01 Rev. 001 received 11/03/2026 • Existing Landscape Plan - drawing no. A02 Rev. 001 received 11/03/2026 • Proposed Landscape Plan - drawing no. A03 Rev. 001 received 11/03/2026 • Existing and Proposed Section Plan - drawing no. A04 Rev. 001 received 11/03/2026 • Existing and Proposed Rear Elevation - drawing no. A05 Rev. 001 received 11/03/2026
2	The Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development.

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If you are unhappy with the decision to refuse permission, 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>.