

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

APPLICATION REFERENCE: PL/2026/0064

Applicant Mr & Mrs Dave Rushton Sheep Bank Farm Blackstone Edge Old Road, Littleborough, Rochdale OL15 0LH	Agent Mr Kelly 16 Woolfenden Way Wardle Rochdale OL12 9SS
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Part I - Particulars of Application

Proposal: Change of use and conversion of existing barn into 3no. holiday lets.
Location: Sheep Bank Farm, Blackstone Edge Old Road, Littleborough, OL15 0LH
Valid On: 31 March 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (8)**

- 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:

- Location Plan_Barn Conversion – drawing no. SBF-SVA-ZZ-ZZ-DR-A-2010
- Existing Site Plan_Barn Conversion – drawing no. SBF-SVA-ZZ-ZZ-DR-A-2011
- Proposed Site Plan_Barn Conversion – drawing no. SBF-SVA-ZZ-ZZ-DR-A-2012
- Existing Barn Elevations – drawing no. SBF-SVA-ZZ-ZZ-DR-A-2201 rev. A
- Existing Barn Plans – drawing no. SBF-SVA-ZZ-ZZ-DR-A-2102 rev. A

- Proposed Barn Elevations – drawing no. SBF-SVA-ZZ-ZZ-DR-A-2251 rev. C received 23/06/2026
- Proposed Barn Plans – drawing no. SBF-SVA-ZZ-ZZ-DR-A-2152 rev. C received 23/06/2026
- Proposed Roof Plan_Barn – drawing no. SBF-SVA-ZZ-ZZ-DR-A-2153
- Existing and Proposed Barn Perspectives – drawing no. SBF-SVA-ZZ-ZZ-DR-A-2301 rev. C received 23/06/2026
- Report on Structure by Healey Consulting dated June 2026
- Email from Andrew Huyton received on 15/05/2026 regarding barn owl survey
- Preliminary Roost Assessment by e3p dated January 2025 ref: 82-065-R1-1
- Nocturnal Bat Survey Report by e3p dated June 2025 ref: 82-065-R3
- Bat Hibernation Survey Report by e30 dated March 2025 ref: 82-065-R2-1

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to protect the significance of the non-designated heritage asset and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 4 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials of the proposed doors and windows have been submitted to and approved in writing by the Local Planning Authority. Such details shall include detailed elevation and cross-section drawings, and the type, colour and texture of the materials. For the avoidance of doubt, the windows shall be of timber or metal construction. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to protect the significance of the non-designated heritage asset, in accordance with Policy P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 5 Notwithstanding any details hereby approved, no above ground works shall take place until full details of all rainwater goods including materials, method of support, design and surface finish have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved scheme and retained as such thereafter.

Reason: In the interests of visual amenity and to protect the significance of the non-designated heritage asset, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 6 Prior to occupation of the development, a scheme for the provision of at least one barn owl box shall be submitted to and approved in writing by the Local Planning Authority. The box(s) shall be implemented prior to occupation and retained as such thereafter.

Reason: To ensure that the development would provide suitable species habitat enhancement, in accordance with Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 7 A watching brief shall be undertaken during the work for the hereby approved development. In the event that contamination is suspected or found at any time when carrying out the approved development or contamination is caused, the Local Planning Authority shall be notified immediately and development affected or potentially affected by the contamination must stop. An investigation and/or risk assessment and/or remediation shall be carried out in accordance with an agreed process and within agreed timescales to have first been submitted to and approved in writing by the Local Planning Authority. If contamination is not suspected, found or caused during development, this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority. The completion letter shall include photos of all surfaces showing no potential contamination is present.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 8 The accommodation hereby approved shall be used only for short-term holiday accommodation and shall not be occupied as a person's sole or main place of residence. No individual, group or family shall occupy the accommodation for a period exceeding 28 consecutive days in any calendar year. The accommodation shall not be used for any other purpose (including any other purpose within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any Order revoking or re-enacting that Order).

Reason: To ensure that the accommodation is used solely for short-term holiday purposes and not as permanent residential accommodation, thereby preventing a sub-standard form of residential development and enabling the Local Planning Authority to retain control over the use of the site, in accordance with Policy DM1 of the adopted Rochdale Core Strategy, Policies JP-H3 and JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Date of Decision: 01/07/2026

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	All bats and their roosts are protected under the Wildlife and Countryside Act 1981; the Countryside and Rights of Way Act 2000; the Natural Environment and Rural Communities Act 2006; and by the Conservation of Habitats and Species Regulations (2010). Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement.
2	The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

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>.

