

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

APPLICATION REFERENCE: 24/01086/FUL

Applicant Mr Vernon Wharmby 9 The Carriage Drive Littleborough Rochdale OL15 9HN	Agent Mr Wayne Shorrocks 5 Bethel Green Calderbrook Road Rochdale OL15 9ND
--	--

Part I - Particulars of Application

Proposal: Change of use from existing barn to 2no' residential dwellings and ancillary external alterations and landscaping
Location: Lower Town House Barn, Townhouse Road, Littleborough, OL15 9JX
Valid On: 4 April 2025

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (11)**

- 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 development hereby approved shall be carried out in accordance with the following drawings and documents hereby approved unless otherwise required by the conditions below:

Plans

- 1017 / 01 Site Location Plan
- 1017 / 04A Proposed Site Plan
- 1017 / 06A Proposed Ground Floor Plan
- 1017 / 07A Proposed First Floor Plan
- 1017 / 09C Proposed Front Elevation
- 1017 / 10C Proposed Rear Elevation
- 1017 / 11C Proposed Side Elevations

- 1017 / 12A Proposed Section A - A
- 1017 / 13A Proposed Section B - B
- 1017 / 14 Roof Plan Existing & Proposed
- 1017 / 16B Proposed Drainage Layout

Documents

- Drawing number 16B - Proposed drainage layout
- Sheet 1, rev 0 - Reservoir Flood Risk Assessment – dated March 2026
- Survey Report prepared by M.P.S. Installations – dated 16 January 2026
- Document reference 'rep-tjba-wharmby-lwr townhouse fm-FRA-3009251.docx' Flood Risk Assessment revision 1 dated October 2025 (04.11.2025).

Reason: For the avoidance of doubt and to ensure a satisfactory development in accordance with the policies within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 No development shall commence (including site clearance and ground works) until a detailed scheme for surface water drainage, together with an updated Flood Risk Assessment, has been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall:

- a) be based on and accord with the principles of the submitted Flood Risk Assessment (ref. rep-tjba-wharmby-lwr townhouse fm-FRA-3009251.docx, dated 4 November 2025);
- b) confirm and retain the mitigation measures set out within the approved FRA, including finished floor levels set no lower than 158.04 metres above Ordnance Datum (AOD) and the implementation of flood resilience measures (as detailed in Section 2.6) up to 158.33 metres AOD, unless otherwise agreed in writing by the Local Planning Authority;
- c) provide a clear and consistent surface water drainage strategy, confirming whether discharge will be to a watercourse or via soakaways, including full details of all outfalls, pipework and drainage infrastructure;
- d) demonstrate that the total surface water discharge rate from the site (existing and proposed) will be restricted to a maximum of 5 litres per second, or justify why this cannot be achieved;

- e) include infiltration testing results and detailed design calculations; and
- f) provide further assessment of residual flood risks associated with the nearby reservoir, including potential embankment or dam breach scenarios, together with any additional mitigation measures identified as necessary.
- g) Provide confirmation of the operation and maintenance regimes for the sewage treatment plant
- h) Provide a detailed assessment for the treatment plant and provide an Environmental Permit or demonstrate that it complies with the general Binding Rules including any updates with respect to
 - compliance with British Standards,
 - distance from public sewer,
 - treated volumes,
 - location,
 - discharge location / details

The approved scheme and mitigation measures shall be implemented in full prior to first occupation of the development and shall be retained and maintained thereafter for the lifetime of the development.

Reason: To ensure the satisfactory management of surface water and to ensure that the development is safe from flood risk, including residual risks associated with nearby infrastructure, in accordance with national and local planning policy.

- 4 Notwithstanding the submitted details, no works shall take place until a detailed specification of materials to be used externally in the construction of the approved works, including rainwater goods and, gas and electric meters, have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The works shall be carried out in accordance with the duly approved details 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.

- 5 Notwithstanding the submitted details, no works for the replacement or insertion of any windows or external doors to the building shall take place

until such time as full product specifications for the replacement windows and rooflights including large scale elevations and sections of reveals at a scale of not less than 1:50 have been submitted to and approved in writing by the Local Planning Authority. Submitted details shall include headers, cills and surrounds. For the avoidance of doubt, windows shall be constructed from timber or aluminium and rooflights shall be of a conservation style which is set flush to the roof slope. The works shall be carried out in accordance with the approved details 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.

- 6 Notwithstanding the submitted details, no works to the external stonework shall take place until full details of all stone repair works, mortar mixes and stone cleaning methods have first been submitted to and approved in writing by the Local Planning Authority. The details shall include, as a minimum:

- specification of stonework repairs (including extent, method and any replacement stone);
- mortar mix design (including composition, finish and pointing style); and
- methods for the cleaning of stonework.

The works shall thereafter be carried out in full accordance with the duly approved details.

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.

- 7 No above ground works shall take place until such time as details of hardstanding have been submitted to and approved in writing by the Local Planning Authority. Any submission shall include details of surfacing materials and construction details including a cross section showing the sub-base makeup.

The hardstanding shall be installed prior to the first use or occupation of the approved development thereafter.

Reason: In the interest of ensuring a satisfactory visual appearance and in the interest of ensuring the satisfactory drainage of surface water in accordance with Policies P3, G8 and DM1 of the adopted Rochdale Core

Strategy, Policies JP-S4 and JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 8 Notwithstanding any details submitted as part of the application, no part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority. Any structures shall be installed in accordance with the approved details prior to the first occupation of the approved development and retained 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.

- 9 No part of the development hereby permitted shall be occupied until a scheme of biodiversity enhancements pursuant to that phase of development has been submitted to and approved in writing by the Local Planning Authority. Such measure shall include, but not limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks to be integrated to the fabric of the buildings hereby approved, bug hotels, hibernaculum, wildflower seeding and hedgehog habitat (including provision of 'Hedgehog Highways') The duly approved scheme shall be implemented in full prior to final occupation of the phase of development to which the measures relate and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site 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.

- 10 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy, Policy JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, the

dwelling hereby approved shall not be altered or extended, under Schedule 2, Part 1, Classes A (enlargement, improvement or other alteration of a dwellinghouse), B (additions etc to the roof of a dwellinghouse) D (porches) of the above Order.

Reason: To prevent undue harm to the amenity of existing and future occupiers and in the interest of visual amenity and in accordance with Policies P3 and DM1 adopted Rochdale Core Strategy and Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date of Decision: 15/07/2026

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 (6)	
1	INFORMATIVE: The applicant is reminded that the statutory requirement to secure a European Protected Species Mitigation License under Regulation 55 of The Conservation of Habitats and Species Regulations 2017 may apply to this development. Planning Permission does not form a defence against any failure to comply with this requirement. Licenses can be applied for from Natural England at https://www.gov.uk/government/publications/bats-apply-for-a-mitigation-licence

2	INFORMATIVE: The applicant's attention is drawn to the provisions of the Wildlife and Countryside Act 1981 (as amended). Under the Act, it is an offence to intentionally kill, injure or take any wild bird, or to take, damage or destroy the nest of any wild bird whilst that nest is in use or being built, or to take or destroy the eggs of any wild bird. Where development involves works to trees, shrubs, hedgerows, buildings, structures or other features that may support nesting birds, the developer is advised to arrange for an appropriately qualified and experienced ecologist to inspect the site immediately prior to the commencement of works. If an active nest is identified, works in the vicinity of the nest should cease and an appropriate exclusion zone should be maintained until the nest is no longer in use and all young have fledged. Compliance with the Wildlife and Countryside Act 1981 is the responsibility of the developer to which planning permission forms no defence.
3	INFORMATIVE: The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place. Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at: Building on or within the influencing distance of mine entries - GOV.UK Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property What is a permit and how to get one? - GOV.UK (www.gov.uk)

	In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities. If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK
4	INFORMATIVE: The applicant is reminded of the need to submit and obtain formal approval of those details required by conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is subject to payment of an additional fee.
5	INFORMATIVE: Public right of way LitFp193, LitFp194 and LitFp195 must be accessible at all times, prior, during and following completion of the development, no additional structures should be erected than is currently in place and the route should not be obstructed with vehicles, machinery or materials at any time. Any disturbance of the route should be reinstated immediately to avoid any injury to members of the public using the footpath.
6	INFORMATIVE: This decision does not imply consent to carry out any work which may encroach over a common boundary. Such work may include excavation, positioning of walls, fences or other construction such as roofs or gutters which overhang the boundary line. The applicant is therefore advised to obtain the consent of any landowner prior to the commencement of such work. The applicant's attention is also drawn to the provision of the Party Wall Act 1996, which sets out the rights and responsibilities of adjoining landowners in respect of the construction or alterations of any party walls, excavations and other construction works adjacent to the boundary line. Before proceeding with the development professional advice on the provision of the Act should be sought.

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>.