

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

APPLICATION REFERENCE: PL/2026/0347

Applicant Muhammad Abdul Raheem Aamir acting by his Deputy IMTC Irwin Mitchell LLP One St Peter's Square Manchester M2 3AF	Agent Mr Ralph Taylor 31 Blackfriars Road Salford United Kingdom M3 7AQ
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Proposal: Adaptation to facilitate live in assisted care provision including single-storey rear extension, porch extension, raised terrace and access ramp with associated boundary treatment

Location: PLUMPTON COTTAGE, 186 BURY AND ROCHDALE OLD ROAD, HEYWOOD, OL10 4AT

Valid On: 26 May 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS**Condition(s) (5)**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason – To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 This permission relates to the following plans and documents: -

DWG No. 2307/L-100 (Location Plan)

DWG No. RTS 27032026 AIA 002 (Tree Survey)

DWG No. 2307/L2-206 Revision A (Proposed Lower Ground Floor Plans)

DWG No. 2307/L21-310 (Proposed Boundary Treatment)

TSE-02532 (Secura Design Proposal)

DWG No. RTS 27032026 TCP 001 (Tree Survey)

DWG No. 2307/L21-307 Revision A (Proposed Elevations)

DWG No. 2307/L2-207 Revision A (Proposed Ground Floor Plans)

DWG No. 2307/L1-106 Revision B (Proposed Site Plan)

DWG No. 2307/L2-208 Revision A (Proposed First Floor)

DWG No. 2307/L21-308 Revision A (Proposed Elevations)

Preliminary Roost Assessment For Bats (Pennine Ecological; July 2026)

RTS/27032026 002 (Site Tree Appraisal)

RTS/27032026/TPP 004 (Tree Survey)

and the development shall be carried out in accordance with these 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 saved Unitary Development Plan, and the National Planning Policy Framework.

- 3 The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture or be those specified on the approved plans or application form.

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 tree works and protection measures shall be carried out in full accordance with the Arboricultural Method Statement within the Site Tree Appraisal produced by Rowbottom's Tree Services (ref RTS/27032026 002 dated and received by the Local Planning Authority on 11th August 2026), including:

- the felling of T5;
- the crown reduction of T3 to approximately 19 metres;
- the crown reduction of T4 to approximately 10 metres; and

- the tree protection specified therein.

The works to T3 and T4, which are protected by TPO010, are hereby authorised by this permission. Following the completion of the reduction works, trees T3 and T4 shall be inspected annually for a period of 5 years, with a record of each inspection made available to the Local Planning Authority on request.

Reason – To secure the retention and appropriate management of protected trees T3 and T4 within the Site of Biological Importance, and to safeguard retained trees during construction in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 5 Within the first planting season following the felling of T5 hereby approved, 2No. replacement trees of similar size, and of species native to the habitat of the Site of Biological Importance, shall be planted within the application site.

If within a period of 5 years from the date of planting any tree is removed, uprooted, destroyed, dies, or becomes, in the opinion of the Local Planning Authority, seriously diseased or damaged, a replacement tree of the same species and size as that originally planted shall be planted in the same location during the next planting season, unless otherwise agreed in writing by the Local Planning Authority.

Reason – To ensure that the loss of T5 is adequately mitigated through replacement planting and to maintain and enhance the ecological value of the Site of Biological Importance, together with the character and appearance of the area, in accordance with Policies JP-G7 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Date of Decision: 14/08/2026

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>.