

Officer Report

Case Reference: PL/2026/0154
Location: PRIMROSE HILL FARM, ROCHDALE ROAD EAST,
HEYWOOD, OL10 1RL
Proposal: Change of use of existing agricultural barn and stables to one
residential dwelling with associated external works
Recommendation: Approve with Conditions
Officer: Nick Brookman

Condition(s) (13)

- 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 2. This permission relates to the following plans and documents:
- Site and Location Plan Drawing no A105
 - Proposed Ground Floor and First Floor Plan Drawing no A100
 - Existing and Proposed Courtyard Elevations Drawing no A104 Rev A
 - Proposed Elevations Drawing No A103 Rev A
 - Bat Presence / Absence Survey Report Reference MALIK/26-002 dated 30th June 2026
 - Design and Access Statement 3
 - Preliminary Ecological Appraisal Dated 3rd March 2026

The development shall be carried out in accordance with these drawings and documents hereby approved unless otherwise required by condition 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 saved Rochdale Unitary Development Plan, Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 Notwithstanding the provisions of the Town and Country Planning (Use classes) Order 1987, (as amended), and 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 building hereby approved shall only be used for the purposes described within Use Class C3(a) and for no other purpose including other uses within Use Class C3 and C4.

Reason: In the interests of amenity and highway safety and in accordance with Policies G9, P3 and DM1 of the adopted Rochdale Core Strategy.

- 4 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 development hereby approved shall not be altered or extended, and no buildings or structure shall be erected within their curtilage under Schedule 2, Part 1, Class A, AA, B, C, D, E, 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.

- 5 The development hereby approved shall not be occupied until full details of the alignment, height and appearance of the proposed gates / feather edge timber treated fence to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plans) have been submitted to and approved in writing by the Local Planning Authority. The fences and gates shall thereafter be retained in accordance with the approved details at all times.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and to comply with the requirements of Core Strategy Policies P1 and P3 and the National Planning Policy Framework.

- 6 The development hereby approved shall not be occupied until samples or full details of all external materials (notwithstanding any details shown on previously submitted plans) have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved and retained as approved thereafter. For the avoidance of doubt, these details should

relate to windows, doors, roof slates and all elevation and roof materials. All windows and doors should not be constructed of UPVC.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage and to comply with the requirements of Core Strategy Policies P1 and P3 and the National Planning Policy Framework.

- 7 The development hereby approved shall not be occupied until full product specifications for the windows and all external doors at a scale of not less than 1:50 to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter. For the avoidance of any doubt the windows and doors should not be constructed of UPVC.

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.

- 8 The development hereby approved shall not be occupied until such time as a scheme of biodiversity enhancements for the site including, but not necessarily limited to, the provision of at least bat bricks or tubes and swift nesting bricks is submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwelling 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 and the National Planning Policy Framework.

- 9 No tree or shrub clearance or renovation of the buildings occur between the 1st March and 31st August in any year unless a detailed Bird Nest Survey has been submitted to and agreed in writing by the Local Planning Authority. For the avoidance of any doubt, the Bird Nest Survey must be prepared by a suitably experienced Ecologist and must be carried out immediately prior to such works commencing. No works must commence until written confirmation has been provided that no active bird nests are present.

Reason: All wild birds are protected under the Wildlife and Countryside Act 1981.

- 10 A watching brief for contamination shall be maintained when carrying out the approved development. If during any works on site contamination is suspected or found, or contamination is caused, the Local Planning Authority shall be notified immediately. A suitable investigation and/or risk assessment and/or any remedial action shall be carried out in accordance with an agreed process and within agreed timescales to the approval of 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.

Reason: To protect the amenity of future occupiers in accordance with Policy G9 of the Rochdale Core Strategy.

- 11 The development hereby approved shall not be occupied until full details and specifications of a renewable energy or energy saving scheme (consisting of but not limited to) solar photo-voltaic panels including large scale drawings at a scale of not less than 1:50 and / or air source heat pumps including details of their siting and appearance, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details thereafter.

Reason: In the interests of achieving the objectives of PfE Policy JP-S2 and CS Policies G1 and G2 and 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, Policies JP-S2 and JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 12 No external lighting shall be installed on any part of the development hereby approved or across the site unless and until a detailed scheme for the same has been submitted to and approved in writing by the Local Planning Authority. Any such scheme shall be duly implemented in accordance with the approved details and retained as such thereafter.

Reason: In the interests of ensuring the conservation of protected species in accordance with Policy G7 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of development hereby approved, the two windows on the north east facing elevation facing at upper floor level shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent), and

shall be non-opening below 1.7m from the internal floor level. The windows shall be retained as such thereafter. For the avoidance of doubt, this condition relates to the window serving the proposed upper floor TV Media Lounge Area, and the bedroom measuring 12sqm in size.

Reason: In the interest of amenity and in compliance with Policy 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.

Approval Reason(s) (1)

- 14 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.