

**TOWN AND COUNTRY PLANNING ACT 1990 & TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015
(as amended)**

APPLICATION REFERENCE: NOT/2026/0716

Applicant Mr & Mrs Thornton Edgegate Farm Huddersfield Road Milnrow, Rochdale OL16 3TJ	Agent Mr Martin Hill 5, Sandby Close Bacup OL13 9TP
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Part I - Particulars of Application

Proposal: Prior notification for change of use from Agricultural building to 4 dwellinghouses (Use Class C3)
Location: EDGEGATE FARM, HUDDERSFIELD ROAD, MILNROW, NEWHEY, OL16 3TJ
Valid On: 7 August 2026

**DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING
CONDITIONS:**

Condition(s) (2)

- 1 The development shall be carried out in strict accordance with the recommendations set out within section 5 of the document 'Phase 3 Remediation Options Appraisal' (by Oakshire Environmental ,dated 31 January 2026).

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An updated investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which shall be submitted to and approved in writing by the Local Planning Authority.

Prior to first occupation of the dwellings, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

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, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 2 Prior to commencement of any groundworks or foundation works, full details of the design of the gas ingress prevention measures as outlined within the document 'Phase 3 Remediation Options Appraisal' (by Oakshire Environmental ,dated 31 January 2026) shall be submitted to and approved by the Local Planning Authority. All gas ingress prevention measures work shall be undertaken in accordance with the approved documents.

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, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Date of Decision: 02/10/2026

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 (3)	
1	For the avoidance of doubt, this decision relates to the following plans:- - Site Location Plan - Layout Plan – As Existing. Drawing number: 84 'C' - Layout Plan – As Proposed. Drawing number: 84 'D' - Floor Plans and Elevations – As Existing. Drawing number: 84 - Floor Plans and Elevations – As Proposed. Drawing number: 84 'B'

2	The applicant's attention is drawn to the Public Right of Ways that are within the vicinity of the site which must be kept clear of obstruction at all times in order that it remains available for to be used by members of the public. Machinery, vehicles and materials should not be stored on the routes, any damage to the surface should be repaired as soon as possible. For further information, please contact the Public Rights of Way Officer.
3	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.

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>.

