

**FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT**

Economy and Environment
Planning Service
Number One Riverside
Smith St
Rochdale
OL16 1XU

Phone : 01706 924305 . **EMAIL :** development.control@rochdale.gov.uk . **WEB :** www.rochdale.gov.uk

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Rainshore House
Address Line 1	Over Town Lane
Address Line 2	
Address Line 3	Rochdale
Town/city	Rochdale
Postcode	OL12 7TQ

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
385286	415065
Description	

Applicant Details

Name/Company

Title

First name

Kim

Surname

York

Company Name

CFS Care

Address

Address line 1

Rainshore House Over Town Lane

Address line 2

Address line 3

Town/City

Rochdale

County

Rochdale

Country

Postcode

OL12 7TQ

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

The appeal is allowed and planning permission is granted for change of use of dwelling house (Use Class C3) into Special Education Needs School (Use Class F1 (a)); demolition of outbuilding; erection of new single storey classroom building together with alterations to existing access and car park and the installation of multi-use games area and fencing at Rainshore House, Over Town Lane, Rochdale OL12 7TQ in accordance with the terms of the application, Ref 24/00568/FUL, subject to the conditions in the attached schedule.

Reference number

APP/P4225/W/25/3358849

Date of decision (date must be pre-application submission)

11/09/2025

Please state the condition number(s) to which this application relates

Condition number(s)

4, 5, 6

Has the development already started?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 4

- 1996 - Construction Management Plan

Condition 5

- BMP - Rainshore House OL12 7TQ - 36898450 - V1 (Bat Mitigation Plan)

Condition 6

- 552-A-XX-XX-DR-130-R00 Topographical Survey Plan
- D3562-FAB-XX-00-RR-L-1000 CDM Risk Register
- D3562-FAB-XX-XX-DR-L-1000 Legend, Plant Schedule & Specification Notes
- D3562-FAB-XX-XX-DR-L-1001 Landscape Combined General Arrangement Plan
- D3562-FAB-XX-XX-DR-L-4001 Proposed Levels
- D3562-FAB-XX-XX-DR-L-8001 Site Sections Sheet 1
- D3562-FAB-XX-XX-DR-L-8002 Site Sections Sheet 2
- D3562-FAB-XX-XX-DR-L-8003 Site Sections Sheet 3
- D3562-FAB-XX-XX-DR-L-8201 Typical Details
- D3562-FAB-ZZ-XX-SP-L-9001 Outline Specification Notes
- BNG - Rainshore House, OL12 7TQ - V2 - 36898450 - 26.03.2026
- The_Statutory_Biodiversity_Metric_Calculation_Tool - Rainshore House, OL12 7TQ - V2 - 36898450

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
- ☐ The applicant
- ☒ Other person

If Other has been selected, please provide contact details:

Title

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

***** REDACTED *****

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Keith McClure

Date

26/03/2026