



186 Lisburn Rd.
Belfast, BT9 6AL

028 9028 4413

Rochdale Metropolitan Borough Council
ROCHDALE MBC,
Economy and Environment,
Planning Service,
Rochdale,
OL16 1XU

Date: 26th March 2026
Application Ref No: APP/P4225/W/25/3358849
Our ref: 552

Dear Sir or Madam,

**SUBMISSION OF A PLANNING APPLICATION FOR APPROVAL OF DETAILS RESERVED BY A
CONDITION (DISCHARGE) IN RELATION TO APP/P4225/W/25/3358849 AT RAINSHORE HOUSE,
OVER TOWN LANE, ROCHDALE, OL12 7TQ**

On behalf of our client, Kim York of CFS Care, 'the Applicant', please find enclosed an application to formally discharge planning conditions 4, 5 and 6 of planning permission APP/P4225/W/25/3358849 which was granted by Rochdale Council on 11th September 2025.

The relevant planning condition per the decision notice is copied below in full, with explanatory text to explain documents which have been submitted to satisfy the condition.

Condition 4

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for

- i) the parking of vehicles of site operatives and visitors;*
- ii) loading and unloading of plant and materials;*
- iii) storage of plant and materials used in constructing the development;*
- iv) the erection and maintenance of security hoarding;*
- v) measures to control the emission of dust and dirt during construction;*
- vi) a scheme for recycling/disposing of waste resulting from demolition and construction works;*
- vii) delivery, demolition and construction working hours (which should not take place outside of the hours of 08:00-18:00 Monday to Friday and 09:00-14:00 Saturday, with no work taking place on Sundays or Bank Holidays); and*
- viii) measure to prevent the spread of Rhododendron.*

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

The following information is submitted in relation to Condition 4:

- 1996 - Construction Management Plan

Condition 5

No development shall take place (including any site clearance, demolition or preparation works) until a reasonable avoidance measures statement for bats has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved statement thereafter.



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The following information is submitted in relation to Condition 5:

- BMP - Rainshore House OL12 7TQ - 36898450 - V1

Condition 6

No development (other than demolition, site clearance or preparation works) shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include :earthworks showing existing and proposed finished levels or contours; hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

The following information is submitted in relation to Condition 6:

- 52-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

I look forward to receiving confirmation of the registration of the discharge of condition application.

Should you require any further information, or if you would like to discuss any aspect in greater detail, please do not hesitate to contact me.

Yours Sincerely,

Gabriela Kacprzyk
Part II Architectural Assistant

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