

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Non-Material Amendment**

APPLICATION REFERENCE: OTH/2026/0250

Applicant Kim York Rainshore House Over Town Lane Rochdale, OL12 7TQ	Agent Mr Keith McClure 186 Lisburn Road Belfast BT6 6AL
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Part I - Particulars of Application

Proposal: Non-material amendment to planning application 24/00568/FUL appeal ref APP/P4225/W/25/3358849 to amend layout of new timber outbuilding to include showers and bathrooms, retain garage to house 2 additional classrooms, bin refuge relocated west of garage, minibus parking relocated south of MUGA and amended landscaping to account for changes in site levels.

Location: RAINSHORE HOUSE, OVER TOWN LANE, ROCHDALE, OL12 7TQ

Valid On: 17 March 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (1)**

- 2 The development hereby permitted shall be carried out in accordance with drawing nos -

Existing & Proposed North Elevation – Dwg No P-016 – Rev 00;

Existing & Proposed Street Scenes – Dwg No P015 – Rev 00;

Existing Elevations - East & West - Dwg No P-006 – Rev 00;

Existing Elevations - North & South – Dwg No P-005 – Rev 00;

Existing Floor Plans - GF, 1F & 2F – Dwg No P-003 Rev 00;

Existing Roof Plan – Dwg No P-004 Rev 00;

Existing Sections – Dwg No P-007 – Rev 00;

Existing Site Plan – Dwg No P-002 – Rev 00;

Location & Block Plan - Dwg No P-001 – Rev 00; (insofar as it relates to the Location Plan only)

Proposed Block Plan - DR 0016 Rev R00

Proposed Plans - DR 220 R03

Proposed Elevations - East and West - DR 031 R00

Proposed Site Plans - DR 122 R03

Proposed Sections - DR 041 R00

Existing and Proposed Street Scene DR 033 R00

Existing and Proposed North Elevation DR 032 R00

Proposed Roof Plan - DR 021 R00

Proposed Elevations - North and South - DR 030 R00

Volume Calculations provided by Bradley McClure Architects dated Mar 2026

Noise Impact Assessment prepared by Professional Consult Ltd dated 12/12/2024;

Car Parking Management Plan – received by the Council 13/06/2024;

Preliminary Ecological Appraisal and Roost Assessment, prepared by ArbTech Consulting Ltd, dated 18th April 2024.

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 and the National Planning Policy Framework.

Date of Decision: 10/04/2026

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 (1)	
1	INFORMATIVE: This decision must be read in conjunction with the earlier planning permission Reference 24/00568/FUL and appeal reference: APP/P4225/W/25/3358849; and all conditions imposed on the previous planning permission apply to the proposal as now amended.

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.](https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1)