



186 Lisburn Rd.
Belfast, BT9 6AL

028 9028 4413

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

Date: 27th April 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 3 and 8 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 3

No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The submitted details shall:

- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;*
- ii) include a timetable for its implementation; and,*
- iii) provide, a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.*

The development shall be carried out in accordance with the approved details. The sustainable drainage system shall be managed and maintained thereafter in accordance with the approved management and maintenance plan.

The following information is submitted in relation to Condition 3:

- Surface Water Management Report - Rev A
- 4090-RAYME-ZZ-00-DR-C-1000 Below Ground Drainage Layout
- 4090-RAYME-ZZ-00-DR-C-1002 Below Ground Drainage Details 1
- 4090-RAYME-ZZ-00-DR-C-1003 Below Ground Drainage Details 2

Condition 8

No development (other than demolition, site clearance or preparation works) shall take place until such time as details of hardstanding have been submitted to and approved in writing by the Local Planning Authority. Any submission shall include details of surfacing materials and construction details including a cross section showing the sub-base makeup. The hardstanding shall be installed prior to the first use or occupation of the approved development thereafter.



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The following information is submitted in relation to Condition 8:

- 4090-RAYME-ZZ-00-DR-C-1000 Below Ground Drainage Layout
- 4090-RAYME-ZZ-00-DR-C-1002 Below Ground Drainage Details 1
- 4090-RAYME-ZZ-00-DR-C-1003 Below Ground Drainage Details 2

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 Assisstant

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