

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Approval of details reserved by condition-Approve**

APPLICATION REFERENCE: OTH/2026/0290

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: Submission of details to comply with conditions 4 (Construction Method Statement), 5 (Reasonable Avoidance Measure Statement for Bats) and 6 Hard and Soft Landscaping) of planning permission App/p4225/W/25/3358849 (24/00568/FUL)

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

Valid On: 27 March 2026

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:

Condition(s) (3)

- 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:
- the parking of vehicles of site operatives and visitors;
 - loading and unloading of plant and materials;
 - storage of plant and materials used in constructing the development;
 - the erection and maintenance of security hoarding;
 - measures to control the emission of dust and dirt during construction;
 - a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - 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
 - measure to prevent the spread of Rhododendron.

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

Officer Response:

The submitted Construction Method Statement prepared by Eden London UK is considered acceptable and is approved. The development shall be carried out in accordance with the details contained within the approved document in order to comply with the requirements of the 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.

Officer Response:

The submitted bat mitigation plan submitted is approved and acceptable. The development shall be carried out in accordance with the approved plan thereafter in order to comply with the requirements of the 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.

Officer Response:

The submitted drawings and documents as listed below:

- **Propsoed Planting Plan D3562-FAB-XX-XX-DR-L-3001**
- **Legend, Plant Schedule and Specification Notes D3562-FAB-XX-XX-DR-L-1000**
- **Hard Landscaping Specification**
- **Proposed Levels D3562-FAB-00-XX-DR-L-4001**
- **Site Sections - Sheet 1 D3562-FAB-XX-XX-DR-L-8001**
- **Site Sections - Sheet 2 D3562-FAB-XX-XX-DR-L-8002**
- **Site Sections - Sheet 3 D3562-FAB-XX-XX-DR-L-8003**
- **Landscape Combined General Arrangement Plan D3562-FAB-XX-XX-DR-L-1001**
- **Typical Details - D3562-FAB-XX-XX-DR-L-8201**

are acceptable and approved. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

Date of Decision: 07/05/2026

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.