



Paul Butler Associates

Planning, Development & Heritage Consultants

16 April 2026

Melanie Hale
Head of Planning
Planning
Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

26.2271

Dear Ms Hale,

Plumpton Cottage, 186 Bury and Rochdale Old Road, Heywood, OL10 4AT
Submission of Planning Application for 'Adaptation to facilitate live in assisted care provision including single storey extension for hydrotherapy pool and entrance porch'.

On behalf of our client, Muhammad Abdul Raheem Aamir acting by his Deputy IMTC, please find attached a planning application in relation to Plumpton Cottage. The application seeks planning permission for 'adaptation to facilitate live in assisted care provision including single storey extension for hydrotherapy pool and entrance porch'.

The application is supported by suite of drawings and a Planning and Green Belt Statement prepared by Paul Butler Associates. The Statement provides a description of the site and surrounding area; a review of the planning history of the site; summary of pre-application consultation; an overview of the proposed development; a review of relevant national and local planning policy guidance; and, an appraisal of the proposed development against its planning policy context and consideration of all relevant planning issues including those relating to the Green Belt matters. The Statement confirms that the development is consistent with relevant national and local planning policy.

Application Submission

The following documents and drawings have been submitted in support of this application:

Documents:

1. Covering Letter (26.2271) prepared by Paul Butler Associates.
2. Completed Planning Application Forms and Certificates.
3. Planning and Green Belt Statement prepared by Paul Butler Associates.
4. Design and Access Statement prepared by LR-Design.
5. Site Tree Appraisal, drawing RTS/27032026/AIA 002, RTS/27032026/TCP 001, and RTS/27032026/TPP 003 prepared by Rowbottom's Tree Services Ltd.

31 Blackfriars Road, Salford, Manchester M3 7AQ

t. 0161 835 3530 e. pba@paulbutlerassociates.co.uk w. www.paulbutlerassociates.co.uk

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6. Letter from Rebuild 4 Life referring to the care need (this will be submitted on a confidential basis as it refers to sensitive medical information).
7. Tobermore Secura retaining wall Design proposal – document reference TSE-02532.

Drawings prepared by LR-Design:

- 2307_ L1-100 Location Plan
- 2307_L1-105 Existing Site Plan
- 2307_L1-107 Proposed site plan
- 2307_L2-100 Existing floor plans
- 2307_L2-206 Proposed Lower Ground floor layout
- 2307_L2-207 Proposed Ground Floor plan layout
- 2307_L2-208 Proposed first floor plan layout
- 2307_L21-305 Existing Elevations sheet 1 of 2
- 2307_L21-306 Existing Elevations sheet 2 of 2
- 2307_L21-307 REV A Proposed Elevations sheet 1 of 2
- 2307_L21-308 Proposed Elevations sheet 2 of 2
- 2307_L21-309 Approved car port Plan and elevations – consent 04/00019/HOUS

No application fee is payable as the application relates to extensions and alterations to a disabled person's dwelling to improve access, safety and comfort.

If you require any further information in order to determine the application, please do not hesitate to get in touch.

Yours sincerely



Ralph Taylor BSc. MPLAN MRTPI
Director