



Paul Butler Associates

Planning, Development & Heritage Consultants

04 June 2026

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

Our ref: 26.2294

Dear Melanie,

Unit 1a Kingsway West Business Park, Moss Bridge Road, Rochdale, OL16 5LW
Application for planning permission for 'Change of use of vacant warehouse (Class B2/E) to an SEN school (Class F1) together with associated bike and bin storage and fencing'

On behalf of our client, Whitehall Academy Ltd, please find enclosed a planning application in relation to Unit 1a Kingsway West Business Park, Moss Bridge Road. The application is for 'Change of use of vacant warehouse (Class B2/E) to an SEN school (Class F1)'.

The school will be privately funded and operate as a satellite school to Whitehall Academy, which is based close to Rochdale Town Centre at 21 Whitehall Street. Rochdale Council school services team have confirmed support for the proposed new satellite school. The facility will cater for 50 - 60 children, providing much needed school places for primary aged children who have special educational needs, thereby relieving significant pressure on existing educational facilities and services within Rochdale and reducing reliance on out of Borough placements.

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

Documents:

1. Covering Letter (ref: 26.2294) prepared by Paul Butler Associates.
2. Completed Planning Application Forms and Ownership Certificates.
3. Planning Statement by Paul Butler Associates.

Drawings prepared by Create It Studios:

- Location Plan A1649(01)AP001 rev P1
- Existing Site Plan A1649(01)AP002 rev P1
- Existing Ground Floor Plan A1649(01)AP003 rev P1
- Existing First Floor Plan A1649(01)AP004 rev P1
- Existing Elevations A1649(01)AP005 rev P1
- Existing Elevations A1649(01)AP006 rev P1
- Proposed Site Plan A1649(02)AP001 rev P4

31 Blackfriars Road, Salford, Manchester M3 7AQ

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

Company no. 3398456. Registered in England and Wales as Paul Butler Associates Ltd

- Proposed Ground Floor Plan A1649(02)AP002 rev P4
- Proposed First Floor Plan A1649(02)AP003 rev P2
- Detail Bike Store A1649(02)AP006 rev P1
- Detail Bin Store A1649(02)AP005 rev P1

The planning application fee (£610.00) has been paid by my client at the time of submission.

If you require any further information in order to determine the application please do not hesitate to get in touch. We look forward to working with Rochdale Council to progress this application to a positive decision.

Yours sincerely,

A handwritten signature in black ink that reads "Lynsay Ewart". The script is cursive and fluid.

Lynsay Ewart BSc (Hons) MSc MRTPI
Principal Planner