

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Full Planning Application**

APPLICATION REFERENCE: PL/2026/0374

Applicant Horizon Care & Education c/o Alder King Planning Consultants Pembroke House 15 Pembroke Road Bristol BS8 3BA	Agent Alder King Planning Consultants Pembroke House 15 Pembroke Road Bristol BS8 3BA
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Part I - Particulars of Application

Proposal: Change of use of existing hardstanding to school car parking for up to five years and associated works

Location: Land adjacent to Great Howarth School, Great Howarth, Rochdale, OL12 9HJ

Valid On: 24 April 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (3)**

- 1 The temporary change of use of the land for car parking hereby granted is for a limited period of five years only, expiring on 05 August 2031.

Reason: The use hereby granted is for a temporary period only to allow car parking associated with the Great Howarth School in accordance with Policy DM1 of the Core Strategy.

- 2 The development hereby approved shall be carried out in accordance with the following drawings and documents hereby approved unless otherwise required by the conditions below:

Plans

Drawing 23-149-GRH-MHA-XX-ZZ-DR-A-0601-P01 (Site Location Plan)

Drawing 23-149-GRH-MHA-XX-ZZ-DR-A-0602-P03 (Existing and Proposed Site Plan and Gate Elevation)

Reason: For the avoidance of doubt and to ensure a satisfactory development in accordance with the policies within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The approved car parking area shall be retained and kept available for the parking of motor vehicles associated with Great Howarth School and shall not be used for storage, operational activities or any other purpose.

Reason: To ensure that adequate off-street parking remains available to serve Great Howarth School, in the interests of highway safety in accordance with Policy DM1 of the Rochdale Core Strategy and the National Planning Policy Framework.

Approval Reason(s) (1)

- 4 Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date of Decision:

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.

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>.