

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

APPLICATION REFERENCE: OTH/2026/0385

Applicant Kim York Rainshore House Over Town Lane Rochdale OL12 7TQ	Agent Mr Keith McClure 186 Lisburn Road Belfast BT6 6AL
---	--

Part I - Particulars of Application

Proposal: Submission of details to comply with conditions 3 (surface water drainage) and 8 (hardstanding) on planning permission
APP/P4225/W/25/3358849

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

Valid On: 28 April 2026

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

Condition(s) (2)

- 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.

Officer Response:

- The submitted documents:
- Rainshore House - SW Management Report - Rev B - received 23/07
- 4090-RAYME-ZZ-00-DR-C-1003-P1 BG Drainage Details Sheet 2 - received 23/07
- 4090-RAYME-ZZ-00-DR-C-1002-P2 BG Drainage Details Sheet 1 - received 23/07
- 4090-RAYME-ZZ-00-DR-C-1001-P2 MANHOLE AND PIPE SCHEDULE - received 23/07
- 4090-RAYME-ZZ-00-DR-C-1000-P2 BG DRAINAGE LAYOUT - received 23/07

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

Officer Response:

The submitted documents:

- Rainshore House - SW Management Report - Rev B - received 23/07
- 4090-RAYME-ZZ-00-DR-C-1003-P1 BG Drainage Details Sheet 2 - received 23/07
- 4090-RAYME-ZZ-00-DR-C-1000-P2 BG DRAINAGE LAYOUT - received 23/07

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

Date of Decision: 06/08/2026

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.