



Highways and Engineering Service

Economy and Environment

Consultation Response on behalf of Head of Highways and Engineering

Application: 25-00621-FUL

Date Received: 24 July 2025

Date of Response: 12 August 2025

PROPOSAL: Erection of 74-bed care home development, including creation of new access, car parking, landscaping and other associated works following demolition of Sparth House

CONSULTATION REPORT:

The application site is a short walk from Rochdale Town Centre on Manchester Road. There is regular bus services along this route and significant improvements to sustainable transport infrastructure along this route planned.

The site is not expected to generate any significant volume of traffic and falls below the threshold for further transport assessment to be undertaken.

Whilst this proposal does fall slightly below the maximum parking standard given the sustainable location the parking provision is acceptable.

This is an intensification of usage and as such the access to the site should be improved. The design of this new access should however incorporate cycling improvements already planned along this route in its design.

No changes are proposed to the highway as a result of this development.

We have no concerns regarding refuse collection, emergency access or servicing this development.

We have no new road safety concerns as a result of this development.

AMENDMENTS TO CONSULTATION RESPONSE:

No amendments to report

OFFICER RECOMMENDATION:

We have no sustainable objections to this proposal subject to condition.

The new access should be designed for the approval of the LPA and designed to incorporate cycling infrastructure improvements planned.

[HIGHWAYS SIGN OFF](#)

John Gillighan 12/08/2025