

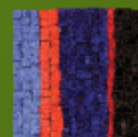
Planning Statement

**Proposed dementia care home with
amenity space and gardens.**

**Sparth House, 185 Manchester Road,
Rochdale, OL11 3QY**

CS Manchester Rd Limited (T/A City-Side)

JULY 2025



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1 Introduction

- 1.1 This Planning Statement accompanies an application for the erection of a 74-bedroom residential care home and associated works following the demolition of Sparth House on Manchester Road, Rochdale, on behalf of CS Manchester Road Limited (trading as City-Side).
- 1.2 This Statement will describe the proposals in more detail, along with the site and surroundings. It will then consider relevant planning policy, the evidence base, and the planning history of the site, before providing an analysis setting out the planning issues relevant to the determination of the application. It concludes by confirming that the proposals constitute sustainable development in accordance with the Development Plan and should be approved without delay.
- 1.3 The following plans and documents have been submitted as part of the application and should be read in conjunction with this statement.

Plans

- E00 – Site Location Plan
- E01 – Existing Site Plan Levels
- E02 – Existing Site – Demolition
- E03 – Existing Floor Plans
- E04 – Existing Elevations
- P001 – Proposed Site Plan
- P002 – Proposed Levels Plan
- P020 – Sub Station Plan
- P100 – Proposed Ground Floor Building Plan
- P110 – Proposed First Floor Building Plan
- P120 – Proposed Second Floor Building Plan
- P130 – Proposed Third Floor Building Plan
- P140 – Proposed Roof Plan
- P200 – Proposed Elevations Sheet 1 (NW & SE)
- P210 – Proposed Elevations Sheet 2 (SW & NE)
- P300 – Proposed Sections
- Landscaping Plan – General Arrangement (Urban Green Ref: UG_2266_LAN_GA_DRW_101)

- Landscaping Plan – Garden Arrangement (Urban Green Ref: UG_2266_LAN_GA_DRW_102)
- Landscaping Plan – Hard Landscaping Plan (Urban Green Ref: UG_2266_LAN_GA_DRW_201)
- Landscaping Plan – Soft Landscaping Plan (Urban Green Ref: UG_2266_LAN_GA_DRW_301)

Documents

- Air Quality Assessment (Redmore Environmental Ref: 9546r1)
- Care Needs Assessment (Mosaic Town Planning)
- Heritage Statement (Mosaic Town Planning)
- Crime Impact Statement (GMP Ref: 9546r1)
- Daylight and Sunlight Assessment (DaySun Solutions)
- Design & Access Statement (BCAE Architects)
- Drainage SuDS Plan (RJP Consulting Ref: 11610)
- Preliminary Ecological Appraisal – December 2023 (Urban Green Ref: UG2266)
- Preliminary Ecological Appraisal – July 2025 Update (UG Ref: UG2266 Dated 01/07/2025)
- Biodiversity Net Gain – Design Stage Assessment (Urban Green Ref: UG2266)
- Draft Habitat Management and Monitoring Plan (Urban Green Ref: 17/07/25, 01 (DRAFT))
- Statutory Biodiversity Metric (UG2266_BNG_CALC_01.xlsm)
- Arboricultural Impact Assessment (Urban Green Ref: UG2266)
- Energy and Environmental Standards Statement (NOVO Integration Ltd Ref: P2197-ES-001)
- Phase I Geoenvironmental Site Assessment (e3p Ref: 17-180-R1-2)
- Transport Statement (i-Transport Ref: JM/DM/ITM19292-001)
- Travel Plan (i-Transport Ref: JM/DM/ITM1929-002)
- Noise Assessment (EnviroSolution Ref: 02/07/2025)
- Inspection & Assessment in relation to Bats & Breeding Birds – July 2025 (Tyrer Ecological Consultants Ref PR-25-0160)
- Dusk Survey Results – July 2025 (Tyrer Ecological Consultants Ref PR-25-0160)

2 The Proposals

2.1 The 74-bedroom development will consist of a mix of dementia, nursing, and respite 1-bed apartments designed to meet the specialist needs of the elderly. It will be delivered following the demolition of the existing detached property on site, known as Sparth House.

2.2 The development description is as follows:

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

2.3 The 74 bedrooms will consist of 21 dementia care beds (28%), 48 nursing bedrooms (65%) and 5 respite bedrooms (7%). The development will be managed by Parklands Care/Arm Around Care Group, a small care provider that also manages other care home developments in Preston.

2.4 The building will consist of 4 storeys, with pitched roofs arranged in a stepped design with gable ends facing west towards Manchester Road. The footprint of the apartment building in a ‘H’ formation is informed by the constrained nature of the site. It will facilitate the provision of ground floor facilities, separate room types and protect the amenity of surrounding residential properties, including privacy, overlooking and levels of light.

2.5 Each floor will accommodate the following:

- **Ground Floor:** 5 x respite rooms and amenity space. Including reception area, visitor lounge and café, prayer/multifunction room and dining/communal area. Also provided on the ground floor are ancillary functional areas including a security office, bin store, staff room, medical room, sluices/WCs and main kitchen.
- **First Floor:** 21 x dementia care bedrooms, residents’ lounge, assisted bathroom and staff room. This floor will also have access to roof terraces towards the central core of the building.
- **Second Floor:** 24 x nursing care bedrooms, open lounge, sluice and medical room and assisted nursing bathroom.
- **Third Floor:** 24 x nursing care bedrooms, open lounge, sluice and medical room and assisted nursing bathroom.

2.6 The site will be accessed by vehicles and pedestrians directly off Manchester Road via a single access. Parking for up to 13 cars fronts the development, 3 of which are disabled bays, and 2 of which are accessed to the north of the apartment building. The two northern spaces will utilise EV charging points. Cycle storage will be provided for the sheltered racking of up to 24 cycles and 6 mobility

scooters. Space will be kept clear at the front of the site, by the building entrance, for an ambulance refuge.

- 2.7 Amenity space is located to the rear and southern sections, providing open garden space for residents, which includes native tree, plant and grass planting.
- 2.8 On entry to the site, by car or on foot/cycle, residents, staff and visitors will enter the apartment building via the same entrance leading to a reception area. The ground floor accommodates all amenity and social spaces, including a lounge, café and dining area that provide communal spaces for residents to spend time with their family and friends.
- 2.9 A total of 22 members of staff will be based at the care home, split between management, care/medical, security and cleaning staff. There will be no more than 18 employees on site at any one time, operating across 4 shifts within a 24-hour period. These shifts will vary from 6 to 12 hours depending on employment terms and time of day. Final staffing arrangements are to be finalised and will depend on total amount of residents, the level of care need and the operational requirements of Parklands Care.

Section 106 / Developer Contributions

- 2.10 Contributions will be considered having regard to viability and the legal tests for planning obligations. It is anticipated that City-Side (T/A CS Manchester Road Limited) will enter into a Section 106 legal agreement to:
 - Make financial contributions for the following where the appropriate tests are satisfied (final amounts to be agreed):
 - Outdoor Sports
 - Health
 - Education
 - Biodiversity Net Gain Management

Pre-application Engagement

- 2.11 During the pre-application process with the Council, a number of design and proposal variations were presented to a Senior Planning Officer, under reference PREAPP/00006/23. Meetings were held to discuss these early iterations in March and July of 2023.
- 2.12 The principle of development was supported by the Case Officer and the Council's Strategic Planning team, subject to highways and design considerations which are addressed in the following chapters.
- 2.13 See the Design and Access Statement for further information on the scope of community engagement, the feedback received and the evolution of design as a result.

3 Site and Surroundings

- 3.1 The application site is a 0.18 ha plot of land off Manchester Road which is currently occupied by a large 2.5-storey detached house with a spacious private garden to the rear and side of the house and a paved driveway area to the front. The garden comprises modified grassland with bordering bare ground flower beds and ornamental plants and much of the site perimeter is covered by dense planting, hedges and mature trees, separating the site from adjacent plots.
- 3.2 The site is trapezoidal in shape and is bound to the north-west by Manchester Road (A58) which is a dual carriageway at this point. On the opposite side of the road is Mandale Park, a public park and woodland covering an area of approximately 9 ha. To the south-west and north-east are neighbouring residential properties situated on Manchester Road, Mulberry Close and Sparthfield Avenue. Finally, bordering the site to the south-east is a bowling green and clubhouse. Immediately to the south and beyond the boundary are a row of tree subject to a tree preservation order (TPO).
- 3.3 The neighbourhood in which the site is located is a predominantly residential suburban area adjoining Rochdale Town Centre to the south-west. Whilst housing dominates the locality, several other land uses are interspersed including a hospital, mosque, church, primary school and community centre. Railway lines running between Manchester and Rochdale run to the south-east of the site, approximately 200m away.
- 3.4 The closest established centre is Rochdale town centre less than 1km to the north-east. Beyond this is the Borough's rural Pennine Fringe. Away from the rural fringe towards the wider Greater Manchester conurbation, the town centres of Bury, Heywood, Middleton and Oldham are all situated less than 8km from the site. Further afield, Manchester City Centre is located to the south-west.
- 3.5 Local scale everyday services are located in the area immediately surrounding the site, with a wider selection of services available nearby in Rochdale town centre. In addition, Sandbrook Park Shopping Centre is located less than 0.5km south-east of the site, providing access to larger out-of-town style shops and services. The town and city centres listed above provide further access to a wide range of shops and services and can all be accessed by public transport in less than an hour from the site.
- 3.6 The site benefits from easily accessible public transport links by several modes. Bus stops are located adjacent to the site on Manchester Road where the #17, #471 and #880/881 bus routes provide regular services to Rochdale Town Centre, Greave, Castleton, Bolton and Manchester. These buses also provide access to Rochdale Metrolink and train station, the latter of which can also be reached on foot. These stations provide regular connections to the rest of Greater Manchester and the North West region.

- 3.7 The site is also well connected by road. The A58 is a key arterial road and links the site with several key local destinations. Manchester Road also meets with the Rochdale Bypass less than 1km from the site, providing access to the A627(M) and junction 20 of the M62 in less than 5 minutes by car.

Local Plan Designation

- 3.8 The application site falls within the area designated as the *Defined Urban Area* of the Borough in the Rochdale Unitary Development Plan Map (June 2006).

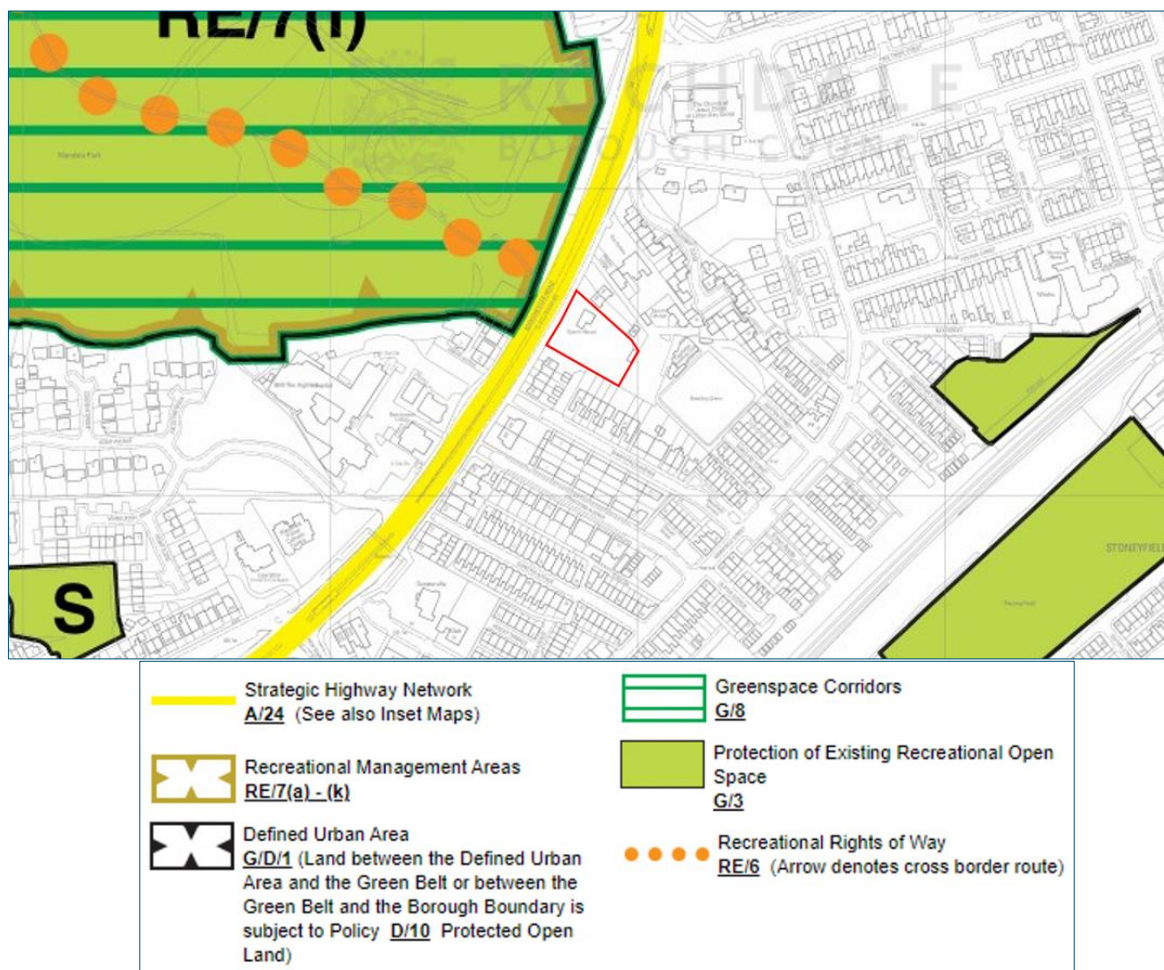


Figure 1: Extract taken from Rochdale Unitary Development Plan Map (June 2006)

4 Planning Policy and Evidence Base

National Planning Policy

National Planning Policy Framework (NPPF) December 2024

- 4.1 The National Planning Policy Framework ('NPPF', December 2024) sets out the purpose of the planning system which is to contribute to the achievement of sustainable development.
- 4.2 The following excerpts are of relevance to the proposed development:
- Paragraph 8 describes the 3 overarching objectives of sustainable development: **economic, social and environmental**;
 - Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking, this means ***“approving development proposals that accord with an up-to-date development plan without delay;”***
 - Paragraph 61 states that ***“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay”;***
 - Paragraph 63 advises that the ***“size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies”*** including people with disabilities;
 - Paragraph 73 notes how ***“small and medium-sized sites can make an important contribution to meeting the housing requirement of an area, and are often built out relatively quickly.”*** Local planning authorities should ***“support the development of windfall sites through their policies and decisions, giving great weight to the benefits of using suitable sites within existing settlements for homes.”***
 - Paragraph 129 states that ***“planning policies and decisions should support development that makes efficient use of land, taking into account:***
 - (a) The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;***
 - (b) Local market conditions and viability;***
 - (c) The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement, and the scope to promote sustainable travel modes that limit future car use;***

(d) The desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

(e) The importance of securing well-designed, attractive, and healthy places"

- Paragraph 128 - *"Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs."*
- Paragraph 131 - *"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."*

Planning Practice Guidance:

4.3 The 'Housing for older and disabled people' section of the guidance is of principal relevance, and the following excerpts are of particular note:

- Paragraph 001:

"The need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is projected to double to 3.2 million. Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems. Therefore, an understanding of how the ageing population affects housing needs is something to be considered from the early stages of plan-making through to decision-taking." (Reference ID: 63-001-20190626)

- Paragraph 010:

"There are different types of specialist housing designed to meet the diverse needs of older people, which can include:

...

- *Residential care homes and nursing homes: These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living.*

They do not usually include support services for independent living. This type of housing can also include dementia care homes.” (Reference ID: 63-010-20190626)

- Paragraph 016:

“Decision makers should consider the location and viability of a development when assessing planning applications for specialist housing for older people. Local planning authorities can encourage the development of more affordable models and make use of products like shared ownership. Where there is an identified unmet need for specialist housing, local authorities should take a positive approach to schemes that propose to address this need.” (Reference ID: 63-016-20190626)

- Paragraph 019:

“Evidence has shown that good quality housing and sensitively planned environments can have a substantial impact on the quality of life of someone living with dementia. People with dementia need to have access to care and support to enable them to live independently and homes need to be designed with their needs in mind.

Local planning authorities should consider design principles when developing new housing in the context of the wider built environment, especially housing aimed at people with dementia. Characteristics of a dementia-friendly community include, but are not limited to:

- *easy to navigate physical environment*
- *appropriate transport*
- *communities shaped around the views of people with dementia and their carers*
- *good orientation and familiarity*
- *reduction in unnecessary clutter*
- *reduction in disorienting visual and auditory stimuli*

There should be a range of housing options and tenures available to people with dementia, including mainstream and specialist housing. Innovative and diverse housing models should be considered where appropriate.” (Reference ID: 63-019-20190626)

Sub-Regional Policy

Places for Everyone (PfE)

4.4 The PfE joint Development Plan Document was adopted in March 2024 and now forms part of the statutory development plan for Rochdale, alongside 8 other Greater Manchester Authorities. Of direct relevance are the following policies:

- **Policy JP-H1:** Scale, Distribution and Phasing of New Housing Development expresses the average Rochdale housing requirement as **616 dpa up to 2039.**
- **Policy JP-Strat6:** Northern Areas:
- **Policy JP-S1:** Sustainable Development
- **Policy JP-S2:** Carbon and Energy:

“e. For non-residential developments, achieve at least BREEAM excellent standard (or equivalent) for the ‘Ene 01 – reduction of energy use and carbon emissions’ category rising to ‘BREEAM outstanding’ equivalent for ENE 01 from 2028.”

- **Policy JP-S4:** Flood Risk and the Water Environment
- **Policy JP-S5:** Clean Air
- **Policy JP-J1:** Supporting Long-Term Economic Growth
- **Policy JP-H3:** Type, Size and Design of New Housing
- **Policy JP-H4:** Density of New Housing
- **Policy JP-G8:** Net Enhancement of Biodiversity & Geodiversity
- **Policy JP-P1:** Sustainable Places
- **Policy JP-C8:** Transport Requirements of New Development

Local Policy

- 4.5 The development plan for the site alongside PfE consists of the Rochdale Core Strategy ('CS'; adopted October 2016) and saved policies from the Rochdale Unitary Development Plan ('UDP'; adopted June 2006).
- 4.6 Of relevance to the proposals are the following policies (matters of principle quoted):

Rochdale Core Strategy (2016)

- Policy SD1 – Delivering Sustainable Development:

“When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.”

- Policy SP3/R – The Strategy for Rochdale
- Policy C1 – Delivering the right amount of housing in the right places:

“We will provide sufficient land to deliver at least 460 net additional dwellings per year up to 2028 to assist in the creation of successful, inclusive and mixed communities and meet the housing needs of the Borough. To do this we will:*

...

1. In the south of the Borough, we will deliver a majority of new homes to reflect its accessibility to the core of the city region and the opportunities that exist for new housing. To do this we will:

a. Maximise the opportunities that exist to provide new housing in sustainable locations;

b. Deliver new homes in regeneration areas (Policy C2); and

c. Focus new housing in or close to key economic growth corridors / areas and town centres (Policy C2).”

*Note that the 460 dpa target has since been replaced by the target of 616 dpa established in PfE Policy JP-H1.

- Policy C3 – Delivering the right type of housing

“We will deliver the right types of homes, well designed and built to appropriate densities, to meet the overall needs and aspirations of the Borough. To do this we will:

...

- ***Support the provision of housing on appropriate sites to meet the needs of specific groups including older people and other vulnerable groups.”***

“The population aged 65 or over in Rochdale Borough is expected to increase by 34% between 2012 and 2028 and therefore meeting the needs of older people in terms of housing provision will become increasingly important.”

- Policy C6 – Improving health and well being:

“I. Supporting the provision of health facilities and services in accessible locations that meet current and future need, particularly in deprived areas.”

- Policy P1 – Improving image

“We will ensure new development improves the image of the Borough by:

a. Requiring design which is of a high standard, demonstrating innovation and originality;

... d. Promoting the development and re-use of under-used land and buildings”

- Policy P2 – Protecting and enhancing character, landscape and heritage
- Policy P3 – Improving design of new development

“The following design principles should be adhered to wherever relevant:

- ***Enhance the Borough’s identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general;”***

- Policy G1 – Tackling and adapting to climate change
- Policy G2 – Energy and new development
- Policy G6 – Enhancing green infrastructure
- Policy G7 – Increasing the value of biodiversity and geodiversity
- Policy G9 – Reducing the impact of pollution
- Policy T2 – Improving accessibility
- Policy DM1 – General development requirements
- Policy DM2 – Delivering planning contributions and infrastructure

Unitary Development Plan 2006 saved policies

- G/D/1 Defined Urban Area

- UPD EM/8 Protection of Surface and Ground Water

Supplementary Planning Documents (SPDs)

4.7 Of relevance are the following SPDs:

- Guidelines and Standards for Residential Development SPD (Adopted June 2016)

Evidence Base

Strategic Housing Land Availability Assessment – As at 1st April 2024 (Published April 2025)

- The Places for Everyone Development Plan sets an annual average of 616 additional homes per year to be delivered in the period 2022-2039 which gives a total net requirement of 10,472.
- The PfE housing target (616) would result in a requirement for 3,032 dwellings over the next 5 years. The new supply of identified sites (4,160) would be greater than this requirement.
- There is a 5 year housing land supply of 6.2 year using the Standard Method adopted by PfE, with an additional 10% buffer.

5 Analysis

Principle

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 The site is located in a predominantly residential area and within the defined urban area as designated in the UDP Map. New development is appropriate within these areas, supporting regeneration and avoiding development in the countryside. CS Policy SD1 states that the Council will take a positive approach that reflects the presumption in favour of sustainable development which lies at the core of the NPPF. Policy C1 intends to maximise the opportunity to provide new housing in sustainable locations in the south of the Borough to help meet the housing needs of the Borough.
- 5.3 As part of the push to meet the 616 dpa housing target set by PfE, CS Policy C3 supports the provision of housing on appropriate sites to meet the needs of specific groups, including older and vulnerable people (i.e., those with care needs). Policy C6 expands upon this, by supporting the provision of health facilities and services that meet current and future need.
- 5.4 As discussed below, the proposed dementia and nursing care development will achieve these primary aims of delivering specialised housing in an accessible and sustainable location, to address a specific local unmet need.
- 5.5 During pre-application discussions, the principle of development was supported by the Case Officer and the Council's Strategic Planning team, subject to highways and design considerations which are address in the following section.
- 5.6 There is therefore a compelling case for permission to be granted in line with NPPF paragraph 11d). The principle of a care home development in this location is therefore acceptable and should be supported by the Council.

Specialist Housing Provision

- 5.7 A Care Needs Assessment has been submitted with the application, and this makes the following conclusions:
- Rochdale is set to experience the second-highest population growth out of all of the localities in Greater Manchester. The age group expected to experience the greatest growth is those over the age of 65, which is projected to grow by 18.2% by 2030. This growth is driven by increased life expectancy and the post-war baby boom generation getting older.

- Greater Manchester has higher rates of dementia than the rest of the country, with 9 of the 10 local authorities in the Greater Manchester region reporting higher dementia rates than the national average.
- In Rochdale, there is a growing need for residential placements, driven by more complex needs and a higher level of acuity. In particular for dementia nursing and dementia residential beds.
- The Greater Manchester SHMA 2021 has projected that there will be an estimated shortfall of 1425 units of specialist accommodation for older people in Rochdale by 2037.
- The need to commission new care opportunities due to the Borough's ageing demographic and growing population includes an additional 160 nursing beds across the Borough by 2044, 39 of which are required in Rochdale South (where the site is located). This includes commissioning more complex dementia care, including complex dementia settings.

5.8 It is clear from the Council's evidence base, including the Market Position Statements published by Rochdale Adult Social Care, that there is a growing need for complex forms of care, in particular for older residents and those living with dementia.

5.9 The proposed development will help to address this growing need by providing 21 specialist dementia care beds, 48 nursing beds and 5 respite bedrooms. It will therefore meet the requirements of CS Policies C1, C3 and C6, and guidance from the NPPF with NPPG.

Presumption in Favour of Sustainable Development

5.10 Paragraph 11 of NPPF outlines a presumption in favour of sustainable development which meets the economic, social and environmental objectives of sustainable development as set out in paragraph 8 and CS Policy SD1.

5.11 With regard to the economic objective, the development will operate as a care home and result in the creation of 22 permanent jobs. This will include operational care home staff, managers, registered nurses, care workers and receptionists. The operation of the home will also support 3rd party contractors and suppliers, including activities coordinators, cooks, cleaners, therapists and other healthcare professionals and maintenance staff.

5.12 The development will also support local employment and suppliers during the construction phase. This includes people directly employed by developers and their contractors, as well as employees supported in the wider supply chain and in the wider economy through the spending power of contractors and supply chain firm employees.

5.13 To achieve the social objective, the development will directly address the growing need for complex dementia and nursing care placements, in particular in Rochdale South, as a result of a growing and

ageing population. This will provide an enhanced level of support for those with special care needs, reducing the burden on other key healthcare services. It will also help older people and/or those living with dementia to remain living within their communities without having to move to other areas or Boroughs.

- 5.14 The mix of dementia care and nursing beds will ensure that the development caters to the diverse needs of older people, helping them to live longer, comfortable lives.
- 5.15 To meet the environmental objective, the proposals will achieve a BREEAM Excellent rating. The building will achieve a high level of fabric efficiency and adopt energy and water efficient technologies. This includes use of building materials that result in fabric u-values exceeding notional standards, installation of low carbon air source heat pump technology (ASHP), mechanical ventilation with heat recovery (MVHR), and water saving systems. Photovoltaic panels (PVs) EV charging will also be installed to reduce reliance on carbon-intensive forms of energy.
- 5.16 Landscaped areas to the south and rear of the site will include measures to integrate natural features into the development, including native tree, plant and grass planting. Off-site BNG contributions will also be offered by the applicant to ensure the 10% BNG enhancement is met. More thorough details for on-site biodiversity improvements can be found in the proposed landscaping plan and accompanying BNG assessment.
- 5.17 The site is an accessible location in close proximity to the bus, tram and railway networks, providing a range of public transport options for employees, staff and residents. It is therefore well located and easily accessible.

Development Management Considerations

Design and Layout

- 5.18 The proposed development was designed following regular engagement with the local community, planning authority (in the form of a pre-app), adult social care team and the chosen care operator.
- 5.19 For the building itself, inspiration was taken from the local vernacular, including the use of pitched roofs, red brick and curtain glazing. The building will be 4 storeys in height within a 'H' shaped footprint towards the centre of the site. This configuration will minimise the visual impact of the building on neighbouring properties north and south along Manchester Road (in particular plots 181 - 191) and Sparthfield Avenue (plots 15 – 23). The rear leg of the H footprint is stepped back, and the central section provides space for additional car parking and amenity spaces.

- 5.20 The use of pitched roofs to the sides of the building, varied articulation and visual setbacks towards the front addresses previous concerns around bulk, scale and flatness during the pre-application process.
- 5.21 On materiality, a three-tone brick façade (red, lighter red, light grey) with soldier brick banding provides visual variance with a nod to established use of local red brick. Dark grey roof tiles reflect the prominent roof materials surrounding the site and dark grey facias, window frames, and zinc cladding provide contemporary detailing to provide further visual variation and interest. Extended curtain glazing at ground level helps to enhance the street scene.



Visualisation of the front elevation facing Manchester Road.

- 5.22 On access to the site, parking spaces front the building with disabled spaces by the main entrance. Pedestrian access is achieved via the main entrance and to the sides of the building to the rear, where amenity garden space provides area of contemplation and calm for residents.
- 5.23 The site layout and internal layout of the building have been designed to apply inclusive design principles and meet the standards detailed in Building Regulations Part M and BS8300. Specific features include:
- Disabled parking bays
 - Level threshold access
 - Ambulant designed staircases & amenity
 - Wheelchair compliant toilet, shower & changing facilities

- Lift provision

5.24 The 5 respite bedrooms on the ground floor are positioned for ease of access, with private en-suites and in close proximity to the communal areas. The dementia nursing and nursing rooms across the 3 floors are evenly distributed with private en-suites to ensure support and independence. The design of the rooms and corridors is such that the layout supports easy wayfinding, orientation and movement with visual connections to communal areas to support residents living with dementia.

5.25 The dementia friendly design was informed by an evidence-based design assessment tool developed by Sterling University (Environments for Ageing and Dementia Design, Version 2, 2023). Features of note that score highly in the assessment include a visibly identifiable and accessible approach to the entrance, clear lines of sight through the spaces, straight (not tapered) stairs, contrasting doors for accessible toilets and coherent signage design for wayfinding.

5.26 Further detail on design, scale and materiality can be found in the accompanying Design and Access Statement.

5.27 The planning application is also accompanied by Crime Impact Assessment, which reviewed the proposed scheme to advise on the potential opportunities to minimise crime risk. The assessment concluded that the design was acceptable subject to the following recommendations:

- Using boundary treatments to ensure private spaces to the rear and sides of the property are secure.
- Installation of secure access control at all doors and windows
- Measures to prevent unauthorised access to the first floor roof terraces.

5.28 This section, and accompanying relevant documentation demonstrates that the development makes effective use of land and delivers a high quality, sustainable design. The scale, massing, layout and choice of materials reflects the appearance and materials of the local environment whilst minimises the impact on its surroundings. The proposals therefore meet the requirements of national policy, PfE policy JP-H3 and CS policies P1, P2 and P3, alongside the residential development SPD.

Access and Highways

5.29 A Transport Statement produced by i-Transport accompanies the planning application. The most notable points from the report are as follows:

- Existing and planned footway and cycleway infrastructure in the area provides a good environment for employees, visitors and residents to utilise active forms of travel to and from the site.

- The site is in close proximity to the bus, tram and railway networks, providing a range of public transport options for employees, staff and residents. It is therefore well located and easily accessible.
- The proposed site access ensures suitable visibility for the 30mph speed limit along Manchester Road. The arrangements are suitable for use by refuse collection and emergency vehicles.
- The amount of proposed car and cycle parking meets the Council's parking standards, in particular for disabled parking provision.
- The amount of vehicular trip movements to and from the site will not have a noticeable impact on the operation of the A58 Manchester Road. Whilst modelling identified a maximum hourly two-way movement of 15-movements (for 15:00-16:00), it is likely that maximum movements will be less due to the level of parking provision and sustainable location. The proposed development would therefore not result in a significant impact on the highway network with regard to capacity and congestion.
- A Travel Plan accompanies this application, and provides a strategy for encouraging employees and visitors to travel to the site by active travel and public transport. Measures recommended include:
 - Appointment of a Travel Plan Coordinator (TPC), to act as a point of contact for staff and residents, distribute a travel information pack, promote active forms of travel and monitoring travel to work feedback for the Council. The TPC will provide up-to-date public transport timetables using physical/intranet noticeboards for employees.
 - Signing the operator up to the 'Cycle to Work' scheme, a salary sacrifice scheme to encourage bicycle ownership and use.
 - Promoting walking with the provision of route maps within the development, using the travel plan packs and staff/resident noticeboards.
 - Implementation of a car park management plan prior to occupation of the development.
 - Promoting car sharing amongst residents and members of staff.

Flood Risk and Drainage

- 5.30 The site is located in Flood Zone 1 as defined by the Environment Agency and it as low risk of flooding, with a less than 0.1% annual probability of river or sea flooding. Groundwater flooding was found to not be a risk in this location.

- 5.31 The proposals include a proposed drainage design which is detailed in the accompanying Surface Water and Foul Water Drainage Strategy. Due to the site's constraints and size of soakaway required to drain the size of development proposed, runoff via infiltration is unviable. In accordance with National Standards for Sustainable Drainage, the next preferred option is for a controlled discharge into the public sewer network.
- 5.32 The proposed drainage design will achieve this by utilising attenuation crates to the front of the site, into which all surface water from the roofs and hardstanding areas will flow at a controlled rate of 2.1 l/s. This will allow for surface water runoff generated by all rainfall events up to the 100 year critical rain storm, plus 45% on stored volumes. The water will be discharged into the public combined sewer located within Manchester Road.
- 5.33 Foul water from the developed site is to discharge into the public combined sewer within Manchester Road.

Trees

- 5.34 An Arboricultural Impact (AIA) submitted with the application confirms that all trees to be removed within the site to facilitate development are of low value. Those lost will be replaced with tree planting of an appropriate species and stock size, as detailed in the landscaping and planting plan. This will form part of a comprehensive strategy to enhance the treescape and achieve a net biodiversity value gain as part of the development.
- 5.35 Those trees off site but close to the development boundary will require access facilitation pruning works, such as crown lifting/reduction. These works will be relatively minor and will ensure the long-term health and appearance of the protected trees.
- 5.36 To protect those trees beyond the development boundary and subject to TPOs, tree protection scaffold fencing will be installed prior to the commencement of works. Other tree protection measures will include:
- No fixing to any tree, with precautionary signage to confirm tree protection area.
 - All storage facilities and deliveries to make use of existing hardstanding areas only.
- 5.37 An arboricultural method statement will not be required to facilitate the proposed development, as no works are proposed within the root protection areas (RPAs) of those trees to be retained.

Ecology

- 5.38 A Preliminary Ecological Assessment (PEA) has been completed by Urban Green and submitted as part of the application. The assessment was undertaken to identify habitats on site and assess its potential to support notable species, as well as to examine any potential impact on designated sites.

- 5.39 There are no anticipated impacts on designated sites as a result of the development.
- 5.40 The private garden to the rear of the existing house contains potential habitats including modified grassland with bordering bare ground flower beds, hedges, urban trees and ornamental plants.
- 5.41 The following potential ecological constraints were identified during the assessment:
- November is a suboptimal time to carry out ecological surveys.
 - Offsite trees are protected by TPO and will require further licensing to manipulate.
 - There is potential for nesting birds on site.
 - There are suitable habitats for several species present on site.
- 5.42 The following mitigation measures are recommended to minimise the potential impacts of the development:
- Precautionary Working Methods during the construction phase.
 - Any vegetation which requires removal should be completed outside the nesting bird season (March to September inclusive).
 - External lighting mitigation measures for commuting and foraging bats.
- 5.43 The following are suggested as possible ecological enhancements:
- Bat and bird boxes on new buildings or retained trees.
 - Planting and retaining linear features such as hedgerows and trees between garden plots where possible.
 - Inclusion of hedgehog highways within new and existing fencing.
 - Incorporation of an ecologically sensitive planning scheme.
- 5.44 The PEA was reviewed due to the passage of time. Following a further site survey on 30th June 2025, it was confirmed that there was no change since the initial survey in 2023. All habitats and vegetation remained consistent with the PEA, and as such the mitigation measure above remain appropriate.
- 5.45 Tyrer Ecological Consultants undertook a Bat and Breeding Bird Assessment in July 2025, primarily due to the presence of the existing Sparth House building. The assessment concludes that the site has a bat roost suitability of 'Low' in accordance with the Bat Conservation Trust guidelines. For birds, no impacts are applicable for Schedule 1 (WCA) specially protected bird species and so no further survey work was necessary.

- 5.46 To confirm the bat roost position, Tyrer conducted a dusk emergence survey on 19th June 2025, using best practice survey methodology. The survey confirmed that emergence of bats from the building were absent, with activity limited to occasional commuting by a single bat. As a result, there are no further recommendation in relation to bat protection for the site.

Biodiversity Net Gain (BNG)

- 5.47 A BNG Assessment was undertaken for the proposed development, based on a baseline of 0.84 area habitat units and 0.02 linear hedgerow units. The proposed development would result in the loss of 0.72 area habitat units and a net gain of 0.36 linear hedgerow units.
- 5.48 In order to adhere to the metric's trading rules, losses must be replaced by habitat and hedgerow units of the same broad habitat type and distinctiveness, or by units from any habitat with a higher distinctiveness regardless of the broad habitat type. Compensatory habitat creation is proposed on site where possible to contribute to achieving this 10% BNG.
- 5.49 Due to the site size and proposed care home (C2) end-use, on-site compensation will not in its entirety achieve the full 10% and as such, off-site mitigation will be required. Based on the proposed landscaping plan, an additional 0.81 area habitat units will be required to meet the trading rules.
- 5.50 Appropriate off site compensation locations can be identified in consultation with the Council, alongside the amount of financial contributions necessary to achieve this off-site compensation and gain.

Landscaping

- 5.51 The landscaping plan submitted with this application demonstrates a scheme that best utilises the limited amenity space to the rear and south of the site, providing distinct areas to congregate in small groups, relax on a bench or walk through a mix of softened environments. Raised planters will also encourage future gardening activities amongst residents.
- 5.52 Alongside the retention of existing trees where possible, new tree, shrub, hedge, grass and wildflower planting will help to create a softened and welcoming environment. Species mixes are to be confirmed, and these will include ornamental, semi-native and herbaceous/grass perennial species designed to improve the biodiversity of the area. The final planting plan and species mix will contribute to the biodiversity net gain of 10%.
- 5.53 Harder features designed to encourage use of the amenity spaces include stepping stone flags, resin bound surfaces, block paving, timber arches and canopies to cover seating areas. Timber panel fencing will along the rear and sides of the site, meeting the existing front wall adjacent to Manchester Road.

Ground Conditions

- 5.54 A Phase I Geoenvironmental Site Assessment has been undertaken by e3p Environmental Consultants to determine whether any potential contaminated land or geotechnical liabilities exist for the proposed site redevelopment.
- 5.55 The results of a preliminary contaminated land assessment can be summarised as follows:
- Human Health: The site is likely to pose a **low risk** to human health, with limited sources of contamination being identified.
 - Controlled Waters: The site is considered to pose a **low risk** to controlled waters with no significant sources of mobile contamination being identified onsite.
 - There is a **low to moderate risk** from ground gases associated with mining. Further intrusive investigations are recommended.
- 5.56 The site is not located in a Coal Mining Development High Risk Area and the site is at **low risk** from shallow / unrecorded mining activity.
- 5.57 The report also includes a preliminary geotechnical assessment. When taken as a whole, the findings of the report lead to the conclusion that an intrusive ground investigation and monitoring will be required to determine any potential contamination risk and determine a suitable foundation solution.

Noise

- 5.58 A Noise Assessment has been prepared by EnviroSolution and submitted alongside this statement to assess the potential impacts of noise on the proposed development.
- 5.59 The principal source of noise affecting the site is elevated levels of traffic noise from Manchester Road (A58), adversely affecting habitable rooms at the front of the proposed building with windows facing Manchester Road.
- 5.60 Habitable rooms to the rear of the property will be subject to acceptable levels of noise even with windows open.
- 5.61 Aside from traffic noise, the assessment also identified that fixed plant equipment noise associated with the proposed building has the potential to adversely affect neighbouring properties. A suitable noise limit value for plant equipment is therefore recommended.
- 5.62 The report includes several mitigation measures to ensure that the residential amenity of all future residents and existing neighbours will be protected. These include:
- Use of acoustically-attenuating trickle or mechanical ventilation to achieve airflow without requiring the opening of windows, particularly those directly facing Manchester Road.

- Use of glazing for habitable rooms at the front of the building, facing Manchester Road, with a sound insulation value of 39 dB RW + Ctr (to achieve BS 8233 guideline values for living areas and bedrooms).

5.63 The assessment concludes that with these mitigation measures in place, **noise should not constitute a reason for refusal.**

Air Quality

5.64 As the site is part-located within an Air Quality Management Area (AQMA), an Air Quality Assessment (by Redmore Environmental Ltd) has been undertaken as part of this planning application, designed to assess the potential impacts associated with the development from dust and road transport emissions and assess the potential risk for future occupants.

5.65 The report concluded that:

- During the construction phase, dust created from demolition, earthworks construction and trackout could be suitably mitigated against to reduce potential impacts to an acceptable level.
- During the operational phase, road traffic exhaust impacts were not predicted to be significant due to the low number of vehicle trips generated by the proposals.
- Dispersion modelling indicated that the predicted pollutant levels for future occupants are below the relevant criteria throughout the development.

5.66 The site is suitable for the proposed end use from an air quality perspective and will meet the requirements of the NPPF, PpE Policy JP-S5 and CS Policy G9 & DM1.

Energy and Sustainability

5.67 An Energy & Environmental Standards Statement accompanies the application, and this utilises the Energy Hierarchy to demonstrate that the development addresses fabric efficiency and adoption of energy efficient technologies. This includes use of building materials that result in fabric u-values, reduce demand on carbon-intensive heating systems. The building will also be orientated such that the majority of occupied rooms will be southeast-southwest facing, benefitting from natural solar gain and daytime lighting.

5.68 The development will utilise low carbon air source heat pump technology (ASHP), efficient mechanical ventilation with heat recovery (MVHR), and water saving systems. Photovoltaic panels (PVs) on the roof and EV charging will also reduce reliance on carbon-intensive forms of energy.

5.69 The development is on course to meet a BREEAM 'Excellent' rating.

Development Management Conclusions

5.70 Core Strategy Policy DM1 requires that all development proposals are expected to demonstrate a number of considerations. These are summarised with reference to the proposed development below:

DM1 Policy Requirement	Proposed Development
a. High quality design that enhances the quality of the area.	Achieved – use of materials to reflect local vernacular. Stepped pitched design and ‘H’ footprint to minimise overlooking and overbearing impact. Active ground floor environment and landscaping plan to enhance the surrounding environment.
b. Compatible with surrounding land uses, both in terms of its impact upon those uses and upon the amenities of future residents.	Achieved – proposed C2 use will be sensitive to surrounding residential uses. Older residents and those living with dementia unlikely to cause disturbance, and predominantly residential area will protect future resident amenity.
c. Does not adversely affect amenity of residents visual intrusion, overbearing impact, overshadowing, loss of privacy.	Achieved – see accompanying plans, Design and Access Statement and Daylight & Sunlight Assessment.
d. Mitigate against any impacts due to noise, air, dust, light and odour pollution, traffic generation or inadequate access, where such mitigation is identified as being necessary.	Achieved – see accompanying, Noise Assessment, Air Quality Assessment, Daylight and Sunlight Assessment, Transport Statement
e. Provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.	Achieved – see accompanying Transport Statement and Travel Plan.
f. Do not have an adverse impact on health, through its impact or the effect of existing problems e.g. land contamination, or poor air quality.	Achieved – see accompanying Phase 1 Geoenvironmental Site Assessment and Air Quality Assessment.
g. Provide, or demonstrate the availability of, the service and community infrastructure necessary to meet local needs e.g. local shops, community, leisure and sport facilities and provision of open space;	Achieved – infrastructure requirements for future residents met by scheme.
h. Minimise opportunities for crime against people or property;	Achieved – see accompanying Crime Impact Statement.
i. Take account of ground conditions including unstable or contaminated land - where a potential risk exists, a survey should be carried out and any necessary remedial measures identified and carried out;	Achieved – see accompanying Phase 1 Geoenvironmental Site Assessment.
j. Incorporate, where appropriate, high quality landscape schemes;	Achieved – see accompanying Landscaping Plans.
k. Have assessed whether the development may be affected by ground instability;	Achieved – see accompanying Phase 1 Geoenvironmental Site Assessment.
l. Have considered the availability of water and wastewater infrastructure, and any need for additional capacity; and	Achieved – see accompanying Drainage Strategy, and Energy & Environmental Standards Statement.
m. Do not lead to impacts detrimental to the conservation interests of European Protected Sites.	Achieved – see accompanying Preliminary Ecological Appraisal.

6 Conclusion

- 6.1 This statement, along with supporting documents, has clearly demonstrated that the proposals for a 74-bed dementia and nurse care home scheme should be approved, having regard to local and national planning policies as well as other material considerations.
- 6.2 The proposals are acceptable in principle, in that they contribute to the delivery of housing in the Borough to meet the needs of specific groups, including older residents and those living with dementia. The development will help to address the growing demand for specialist nursing and dementia nursing beds in Rochdale and Greater Manchester, due to the increase in life expectancy and an ageing population.
- 6.3 The site is located in a highly accessible location, within walking distance of the services and facilities available in Rochdale town centre, along with high frequency public transport (bus, tram and train). Its well connected location and provision of cycle facilities encourage active forms of transport, and the employment of local staff will minimise use of the car.
- 6.4 The design and layout of the proposed scheme will be complementary to the character and appearance of the adjacent residential development. The materials, colour palette, layout, massing, scale, design, landscaping and density are all in keeping with the locality, and previous concerns surrounding loss of light and overbearing appearance have been addressed via a re-design.
- 6.5 Matters of highways, flood risk, ecology & biodiversity, landscaping & trees, ground conditions, agricultural land and residential amenity were thoroughly assessed by relevant specialists, with each concluding that subject to necessary measures, there are no issues which should prevent permission being granted.
- 6.6 It has been demonstrated that the development mutually supports the social, environmental and economic objectives of sustainable development. As such, a presumption in favour of granting approval should be applied in line with paragraph 11 of NPPF.
- 6.7 This statement and supporting documents have demonstrated that there is a compelling case for the granting of permission without delay.



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