



**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**Full Planning Application**

APPLICATION REFERENCE: 25/01172/FUL

<b>Applicant</b> Land and Securities Ltd The Bank 209 Every Street Manchester M4 7EX	<b>Agent</b> Mrs Caroline Tamworth Caroline Tamworth Planning 39 Lee Street Uppermill Oldham OL3 6AE
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Part I - Particulars of Application

**Proposal:** Change of use from dwellinghouse to children's care home (Use Class C2) for a maximum of 4 children with carer accommodation  
**Location:** 316 MANCHESTER NEW ROAD, MIDDLETON, MANCHESTER, M24 1JR  
**Valid On:** 25 November 2025

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:

**Condition(s) (3)**

- 1 The development must be begun not later than three years beginning with the date of this permission.

**Reason** - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (As Amended)

- 2 This permission relates to the following plans and documents: -

Location Plan (DWG No. 11255956/4)

Proposed Floor Plans and Elevations (DWG No. 11255956/2)

Application Form

And the development shall be carried out in accordance with these hereby approved.

**Reason** – For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Unitary Development Plan, and the National Planning Policy Framework.

- 3 The residential institution hereby approved shall accommodate no more than four children at any one time.

**Reason** - In the interests of neighbour amenity and highway safety in accordance with Policies DM1 and T2 of the adopted Rochdale Core Strategy, and the National Planning Policy Framework.

**Date of Decision:** 04/03/2026

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.

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>.