



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Full Planning Application

APPLICATION REFERENCE: PL/2025/1215

Applicant Ms Lia Jackson Rochdale Borough Council, Floor 2, Number One Riverside, Smith Street , Rochdale, Greater Manchester, UK, OL161XU	Agent Miss Sarah Campbell Lower Ground Floor, 4 Jordan Street, Manchester, United Kingdom, M15 4PY
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Part I - Particulars of Application

Proposal: Minor extensions and infills to facilitate the re-organisation and refurbishment of internal spaces and to increase bedroom capacity from 23 to 32 (29 standard, 2 category 3 and one emergency room), along with replacement of windows and doors, resurfacing of external areas, minor landscape works, new access gates and new and upgraded external lighting.

Location: LEOPOLD COURT, LEOPOLD STREET, ROCHDALE, OL11 5HA

Valid On: 5 January 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:

Condition(s) (8)

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

Drawing No: 3000 Rev P01 – Site Location Plan

Drawing No: 3011 Rev P01 – Proposed Site Layout / Block Plan

Drawing No: 3110 Rev P01 – Proposed Ground Floor Plan

Drawing No: 3111 Rev P01 – Proposed First Floor Plan

Drawing No: 3112 Rev P01 – Proposed Roof Plan

Drawing No: 3210 Rev P01 – Proposed Building Elevations

Drawing No: 3310 Rev P01 – Proposed Building & Site Sections

Drawing No: 3500 Rev P01 = 3D Views – Existing & Proposed Building

Received on 4th December 2025

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 Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

Reason: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies DM1, P1, P2 and P3 of the Core Strategy and the NPPF.

- 4 Prior to first occupation of the development hereby approved, details of any external lighting shall be submitted to, and approved in writing by, the local planning authority. The following details shall be provided:

- A detailed lighting layout;
- Any curfew hours applied and switching times of outdoor lighting to be included on the layout;
- Lux lines need to be shown clearly;
- A full lighting design, calculations, and detailed layout - providing details of lanterns, angle of lanterns, maintenance factors, mounting heights, exact locations of lanterns etc;
- Confirmation of lighting standards the private area has been lit to (BS5489, CIBSE etc.);
- Calculations showing compliance with ILE guidelines (GN01) for the control of intrusive lighting to Environmental Zone E3;
- Lux plots showing light spill onto surrounding areas to include 10, 5 and 1 lux levels;
- Source Intensity of lanterns should be considered for the proposed installation to ensure compliance with the requirements of GN01;

- All lighting calculations showing light spill and obtrusive light should be for worst case scenario, i.e., when the installation is first operational;

If any complaints are received, the Maintaining Body should consider the fitting of shields to the lanterns in line with the Institute of Lighting Professionals (ILP) "Guidance notes for the reduction of obtrusive light" - Environmental Zones.

This lighting scheme also needs to follow the recommendations set out in Section 4.3 of the Bat Survey Report by Collington Winter, Rev 001, Date:12/2025 to minimise impacts of lighting on bats.

The approved scheme shall thereafter be maintained and operated in accordance with the approved details.

Reason: In order to protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development in accordance with Policies DM1, G6 and G7 of the adopted Core Strategy.

- 5 Prior to the commencement of development, the erection of fencing for the protection of any retained tree or trees shall be undertaken in accordance with the Arboricultural Impact Assessment by SEED, Issue Date: 27th November 2025, Ref: 2045-AIA-V1-A, received by the Local Planning Authority on 4th December 2025 before any equipment, machinery or materials are brought on to the site. Such protection as required by the above condition shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored in any area fenced in accordance with this condition and no fires shall be lit, and no raising or lowering of ground levels shall take place within this area. No drains, pits, ditches or trenches shall be dug in or run across the area protected by the fencing, at any time before, during and after the development of the site, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that retained trees are adequately protected, in the interests of the visual amenities of the locality in accordance with Policy G6 of the Rochdale Core Strategy.

- 6 The development shall be carried out in full accordance with the precautionary bat method statement as set out in section 4.2 of the approved Bat Survey Report by Collington Winter, Rev 001, Date:12/2025. Prior to occupation the development shall also incorporate bat boxes in line with section 4.2.2 of the same report which shall be retained thereafter.

Reason: In the interest of species protection and biodiversity enhancement in accordance with Policies G6 and G7 of the Rochdale Core Strategy, JP-G8 of PfE and the NPPF.

- 7 No development, earthworks or works of site clearance, preparation or machinery shall take place until the precautionary measures for hedgehogs as detailed in Section 4.3.10 of the Preliminary Ecological Appraisal Report by Collington Winter, Rev 001, Date: 12/2025, received by the Local Planning Authority on 4th December 2025, have been put into place. These measures shall be adhered to throughout the entirety of the construction works.

Reason: In the interest of species protection, in accordance with the requirements of adopted Rochdale Core Strategy Policies G6 and G7 and the National Planning Policy Framework.

- 8 No works or vegetation clearance shall take place during the optimum period for bird nesting (1st March - 31st August inclusive) unless a pre-works nesting bird check has been carried out by an appropriately qualified ecologist no more than 48 hours prior to the commencement of works. If nesting activity is observed, the nest(s) should be left in situ until the young have fledged and any mitigation measures submitted to and approved by the Local Planning Authority.

Reason - In order to protect wildlife from works that may impact on their habitats in accordance with Policy G7 of the Rochdale Core Strategy, JP-G8 of PfE and the National Planning Policy Framework.

Date of Decision: 01.04.2026

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>.