



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Full Planning Application

APPLICATION REFERENCE: 25/01008/FUL

Applicant

Mr Ian Bywater
Meadows Care Ltd
Egerton House
Wardle Road
Smallbridge
Rochdale
OL12 9EN

Part I - Particulars of Application

Proposal: Change of use from dwellinghouse (Use Class C3) to a residential children's home (Use Class C2), providing care and accommodation for up to four children and three carers

Location: Rough Bank Barn, Rough Bank, Milnrow, Rochdale, OL16 3QH

Valid On: 20 October 2025

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:

Condition(s) (4)

- 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. 100
- Block Plan. Dwg no. 101
- Existing Ground Floor Plan. Dwg no. 102. Rev A
- Existing First Floor Plan. Dwg no. 103
- Existing Elevations Sheet 1. Dwg no. 104
- Existing Elevations Sheet 2. Dwg no. 105
- Proposed Ground Floor Plan. Dwg no. 106. Rev B

- Proposed First Floor Plan. Dwg no. 107
- Sections & Specification. Dwg no. 108. Rev A
- ‘Design and Access Statement’ by Meadows Care Limited submitted on 16 April 2026
- ‘Meadows Care Limited Management Plan – Rough Bank Barn’ submitted on 16 April 2026

and the development shall be carried out in accordance with these drawings and documents 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 Rochdale Unitary Development Plan, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The use hereby approved shall be carried out in full accordance with the document “Meadows Care Limited Management Plan – Rough Bank Barn submitted on 16 April 2026 at all times.

Reason: In the interests of residential amenity and to reduce the risk and fear of crime, and in accordance with Policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 The care home hereby approved shall not accommodate more than four children at any time.

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

Approval Reason(s) (1)

- 1 The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Date of Decision: 23/04/2026

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://lapp.planningportal.co.uk/FeeCalculator/Standalone?region=1>.