

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Full Planning Application**

APPLICATION REFERENCE: 24/01260/FUL

Applicant MR G.H ADEEL (AL SADIQ ACADEMY) 426-428 Briarmede Rochdale Road Middleton Rochdale M24 2QW	Agent Mr Barry Cullen Flat 27 Brookside Court 101 Slade Lane Levenshulme MANCHESTER M19 2AH
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Part I - Particulars of Application

Proposal: Change of use from nursing home to student accommodation together with associated car parking and landscaping
Location: Briarmede 426-428 Rochdale Road Middleton Rochdale M24 2QW
Valid On: 21 February 2025

DECISION: REFUSE PERMISSION**Refusal(s) (2)**

- 1 The applicant references a number of further and higher education establishments both in the local area as well as further afield. However, no evidence has been presented that there is a need for student accommodation of this type in this location. The council acknowledges the requirement to deliver housing that meets the needs of different groups in the community, but given the lack of evidence presented here, allowing the development would be contrary to policy S02 of the adopted Rochdale Core Strategy 2016.
- 2 The proposed development would result in an unacceptable level of noise and disruption arising from its operation (including increased comings and goings) and would therefore result in an unacceptably harmful impact upon the amenity of nearby residents and an unacceptable change to the character of the local area. The proposed development would therefore fail to accord with paragraph 135 of the National Planning Policy Framework, policy DM1 of the Rochdale Core Strategy 2016 and policy JP-P6 of the Places for Everyone joint development plan (adopted 2024).

Date of Decision: 15/06/2026

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.

Your attention is drawn to the following (1)	
1	The Council's decision has been made with reference to the following submitted plans: Site Location Plan As Existing Site Plan 1344 Existing Floor Plan and Elevations (As Existing) 1344 As Proposed Site Plan 1344 Landscaping Plan 1344 Proposed Floor Plan and Elevations (Proposals Rev 2) 1344

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The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:

If you are unhappy with the decision to refuse permission 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>.