

**PLANNING STATEMENT IN SUPPORT OF APPLICATION FOR LDC TO
ROCHDALE MBC PLANNING DEPARTMENT**

REF: PL/2026/0402

PROPERTY ADDRESS:

**62 ARMITAGE CLOSE,
MIDDLETON,
ROCHDALE,
MANCHESTER M24 4PA**

30th June 2026

Written by: Ben Maguire, architectural consultant

For Mr. Arshad Gondal, Director, MAHG Children's Services Ltd,

Dear Sir/ Madam,

the intention of this statement is to clarify the proposed purpose and operation of the residential care home proposed for 62 Armitage Close, Middleton.

MAHG operate a children's care service that seeks to create care facilities that are as close to normal family life for the children as possible. The company is Directed by people who have experience in the social care sector in both the running of children's services and education.

The home will always operate with a maximum of 2 young people and 3 staff members.

The home will be registered for young people and the ages range will typically be between 6-16. The length of stay depends on the needs of the young people and the aims of the care package with longer stays a priority. The care team will be working extremely hard to make the placements as positive and restorative as possible. Primarily it is intended for children with significant cognitive and/ or physical challenges.

Two staff will stay on shift for 9:00 to 17:00 on a daily basis.

There will be 2 shifts on a daily basis from 9:00 - 21:00 hrs and changeover from 21:00 to 09:00 hrs in the morning. Each shift there will be a staff member present with the care home manager present during the day.

All staff will park on the on-site forecourt where there is parking space for up to 3 cars with a further 2 off road spaces to the side. It is possible that not all staff will drive to work and there is a frequent bus service, no. 59, every 10 minutes along Manchester Old Road, 5 minutes walk away linking Oldham, Middleton, Crumpsall and Manchester City Centre.

The Registered Manager will be based at the home but will be there between normal office hours. Any visits from other professionals i.e. social workers or medical support staff will be managed through the visitors diary as this is a mandatory requirement. Team meetings will be held regularly.

The staff and the children will eat breakfast and their evening meal together. The children will be encouraged to attend school if possible and to use local community youth clubs if available, amongst other activities, to keep them engaged and entertained. The staff will always try to arrange holidays and breaks like any normal family would and the home will actively participate in celebrating special occasions and important dates in the calendar.

Visits by parents are to be actively encouraged with family visits to take place away from the home and in the community if possible.

If our young people can manage in local school then that will be encouraged but if not then in these cases, we will arrange alternatives. We will always try and place our young people in local schools, but we accept this may not always be possible. Our young people are entitled to be educated where they live, this will help them build friendships and feel like a part of a community. Home schooling will be provided if appropriate.

The property will have a self-locking front door (Yale lock or similar) which provides extra security and ensures that no unauthorised people can enter the house without staff knowledge and the internal layout of the ground floor allows for natural surveillance. The bins are domestic and not commercial, and the alarm is a typical house alarm. There will be no CCTV on this property unless required for safety reasons.

We do not anticipate any extra noise from the home that you would not normally get from a household, music etc will all be turned off at a reasonable hour but again will not ever be at an excessive level. Our young people will use the very enclosed and private garden space as any normal family would and we will always expect them to respect the neighbours by not using in-appropriate or overly loud language. Our staff are well trained and will manage instances should they occur. Our aim is for the children to enjoy their home like any other family would whilst giving our neighbours the utmost respect and consideration.

MAHG Children's Services Ltd. has a comprehensive set of policies and procedures in line with NHS, Ofsted and local authority services recommendations, and are happy to consult GMP liaison in all of our location risk assessing. Similarly, Ofsted, NHS and Rochdale Social Care are welcome to carry out inspections by arrangement.

The home is designed to look and operate like any normal family home. Our young people get the same life chances and opportunities as any child in society today.

Whilst we are aware that there will be a change of use class from Residential C3 to Residential Care Home for up to 2 children C2 we believe that the change will not be material and therefore does not require planning approval.

Kind regards,

A handwritten signature in black ink, appearing to read 'Ben M. Maguire'.