

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

APPLICATION REFERENCE: 25/00621/FUL

Applicant Mr Mujahid Afzal (CS Manchester Road Ltd), 185 Manchester Road Rochdale OL11 3QY	Agent Mr Andrew Jalali (Mosaic Town Planning), Bloc 17 Marble Street Manchester M2 3AW
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Part I - Particulars of Application

Proposal: Erection of 74-bed care home development, including creation of new access, car parking, landscaping and other associated works following demolition of Sparth House.

Location: Sparth House 185 Manchester Road Rochdale OL11 3QY

Valid On: 18 July 2025

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:

Condition(s) (21)

- 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:

E00 Rev C - Location Plan

P001 Rev C - Proposed - Site Plan

P002 Rev C - Proposed - Levels Plan

P020 Rev B - Proposed - Sub Station

P100 Rev C - Proposed - Ground Floor Building Plan

P110 Rev C - Proposed - First Floor Building Plan

P120 Rev C - Proposed - Second Floor Building Plan

P130 Rev C - Proposed - Third Floor Building Plan

P140 Rev C - Proposed - Roof Plan

P200 Rev C - Proposed - Elevations - Sheet 1

P210 Rev C - Proposed - Elevations - Sheet 2

P300 Rev C - Proposed - Sections

UG_2266_LAN_GA_DRW_101 Rev P06 - General Arrangement Plan
(Hard and Soft Landscaping)

UG_2266_LAN_GA_DRW_102 Rev P04 - Garden General Arrangement

UG_2266_LAN_HL_DRW_201 Rev P06 - Hard Landscape Plan

UG_2266_LAN_SL_DRW_301 Rev P07 - Soft Landscape Plan

Air Quality Assessment by Redmore Environmental dated 4th July 2025

Arboricultural Impact Assessment Rev 04 by Urban Green dated July 2026

Inspection & Assessment in relation to Bats & Breeding Birds by Tyrer
Ecological Consultants Ltd dated July 2025

BNG Design Stage Assessment Rev 03 by Urban Green dated December
2025

BNG Metric

Crime Impact Statement Version A by Design for Security dated 17/06/2025

Energy and Environmental Standards Statement Rev A dated 20/06/2025

Preliminary Ecological Assessment dated December 2023 and Ecological
Background letter dated 03/07/2025, both by Urban Green

Noise Assessment by Enviro Solution dated 2 July 2025

Phase I Geoenvironmental Site Assessment

Transport Note dated 13 October 2025 including appended Proposed Site
Access drawing ref ITM19292-GA

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 Prior to commencement of any above ground works, full details and/or samples of all facing materials and full details of any external design elements shall be submitted to and approved in writing by the Local Planning Authority.

The materials details shall include the material type, colour and finishes of all facing materials, roof materials, windows and doors including frames and surrounds, and verges and fascias.

External design details shall include but not be limited to:

- Technical drawings of all glazing arrangements, doors and windows, including reveals
- Brickwork patterns and similar decorative elements
- All boundary treatments
- External signage
- Rainwater goods
- Privacy screens to be fitted to first-floor terraces, including confirmation of materials and obscuration level, should obscured glazing be employed

The development shall then be carried out in accordance with all of the approved details.

Reason: In the interest of ensuring a satisfactory visual appearance and avoiding harm to the amenity of neighbouring occupants in accordance with Policies P1, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-G6, JP-P1, JP-C5 and JP-C6 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 4 The development hereby approved shall be undertaken in accordance with the recommendations of the submitted Crime Impact Statement Version A by Design for Security dated 17/06/2025.

Reason: In the interests of public safety and security in accordance with Core Strategy Policy P3, and the National Planning Policy Framework

- 5 The development shall be undertaken in accordance with the tree protection measures set out in the approved Arboricultural Impact Assessment Rev 04. All tree protection measures shall be implemented prior to commencement of development.

Prior to commencement of development, an Arboricultural Method Statement (AMS) addressing all trees works to retained tree required to implement the permission shall be submitted to and approved in writing by the Local Planning Authority. The development phase shall then be undertaken in accordance with the approved AMS.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy Policies JP-P1, JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: As the condition relates to the construction phase of development.

- 6 The approved landscaping scheme shall be completed in full no later than by the end of the first planting season following the first occupation of the development hereby approved.

Reason: To ensure that the site is satisfactorily landscaped in accordance with Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 7 Prior to commencement of the development an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must include:

i. a survey of the extent, scale and nature of contamination

ii. an assessment of the potential risks to:

- human health

- property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

iii. where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

The development shall thereafter be completed in full accordance with the approved recommendations.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building works on site to satisfactorily avoid any of the potential risks associated with land contamination.

- 8 Prior to commencement of development of any above-ground works, details of a heat extraction and ventilation system to be employed in the approved building shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the first occupation of the building.

Reason: To ensure a satisfactory noise environment for future occupants in accordance with policy DM1 of the Rochdale Core Strategy 2016.

- 9 The total noise from all plant equipment associated with the approved building shall not exceed the limits set out at paragraph 4.19 of the submitted Noise Assessment authored by Enviro Solution and dated 2 July 2025.

Reason: To safeguard the living conditions of nearby occupants and residents in accordance with Core Strategy Policy G9 and the National Planning Policy Framework

- 10 Prior to the installation of any external fixed plant associated with the development hereby approved, details of noise mitigation measures and an assessment demonstrating their effectiveness shall be submitted to the Local Planning Authority. The noise mitigation measures shall be implemented in full prior to first operation of the relevant external fixed plant and shall remain operational thereafter.

Reason: To safeguard the living conditions of nearby occupants and residents in accordance with Rochdale Core Strategy Policy G9 and the National Planning Policy Framework

- 11 Prior to commencement of development, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The submitted CMP shall include details of noise and dust management, the latter to comply with the approved Air Quality Assessment. The construction phase shall be undertaken in strict accordance with the approved CMP.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the adjacent premises and users during the construction of the development in accordance with the requirements of Core Strategy Policy G9, and the National Planning Policy Framework.:

- 12 Prior to first occupation of the approved development, full details of waste management and disposal arrangements for the care home shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be operated in accordance with the approved details thereafter.

Reason: In the interest of protecting the amenity of neighbouring residents in accordance with policy DM1 of the Rochdale Core Strategy 2016.

- 13 Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

(i) An investigation of the hierarchy of drainage options in the National Standards for Sustainable Drainage Systems (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;

- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall be in accordance with the National Standards for Sustainable Drainage Systems (2025) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Rochdale Core Strategy policies G8 and saved Rochdale UPD policy EM/8

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

- 14 Prior to first occupation of the development hereby approved, a sustainable drainage management and maintenance plan for the lifetime of the residential element of the development shall be submitted to the Local Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with Core

Strategy Policy G8, saved UDP policies EM/7 and EM/8, the National Planning Policy Framework.

- 15 The development shall be operated in accordance with the approved submitted Travel Plan authored by i-Transport and dated 03 July 2025.

Reason: In the interest of promoting sustainable modes of transport in accordance with policies T1 and DM1 of the Rochdale Core Strategy and policies JP-Strat14, JP-S1, JP-C6 and CP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 16 Prior to commencement of development, a fully detailed Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be complied with through the duration of the construction phase.

Reason: In the interest of highway safety and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy, Policy JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: As the matter relates to the construction phase of development.

- 17 Prior to commencement of above-ground works, full details of secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include provision of CCTV and appropriate lighting to ensure effective security.

Reason: In the interest of promoting sustainable modes of transport in accordance with policies T1 and DM1 of the Rochdale Core Strategy and policies JP-Strat14, JP-S1, JP-C6 and CP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 18 No external lighting shall be installed to the development hereby approved prior to the written approval by the Local Planning Authority of full design and technical details for all such external lighting. Such details should be designed to avoid impacts on nocturnal animals including bats and should include a luminosity plan(s) relating to nearby buildings. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of controlling light pollution in the interest of residential amenity and nature conservation in accordance with Rochdale

Core Strategy policies DM1 and G9 and the National Planning Policy Framework

- 19 No clearance of trees and shrubs in preparation for (or during the course of) the construction phase of the development shall take place during the bird nesting season (March - August inclusive) unless a bird nesting survey has been carried out by a suitably experienced ecologist immediately prior to clearance and the survey demonstrates no material impact would be caused to bird nests. Should the survey reveal the presence of any nesting species, then no construction works shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site. The development shall be carried out in accordance with any agreed mitigation strategy.

Reason: In order to prevent disturbance to any nesting birds that may be present in accordance with policies G6 and G7 of the adopted Rochdale Core Strategy and policy JP-G9 of the Places for Everyone joint development plan.

- 20 Prior to commencement of development, a reasonable avoidance measures statement (RAMS) for amphibians, hedgehogs and badgers to be employed during the construction phase of development shall be submitted provided to and agreed in writing by the Local Planning Authority. The construction phase shall be undertaken in accordance with the approved RAMS.

Reason: In the interest of avoiding harm to wildlife and in accordance with policy G7 of the adopted Rochdale Core Strategy and policy JP-G8 of the adopted Places for Everyone Joint Development Plan

Reason for pre-commencement condition: As the matter relates to the construction phase of development.

- 21 Development shall not commence until a finalised Habitat Management and Monitoring Plan (the HMMP) has been submitted to, and approved in writing by, the local planning authority. The HMMP shall be prepared in accordance with the approved Biodiversity Gain Plan and include:

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the

approved Biodiversity Gain Plan, including a timetable for its implementation and completion;

d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and

e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

The created and/or enhanced habitat specified in the approved HMMP shall be completed, managed and maintained in accordance with the approved HMMP.

Notice in writing shall be given to the Council when the:

a) HMMP has been implemented; and

b) habitat creation and enhancement works as set out in the HMMP have been completed.

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved

HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policies G6 and G7 of the adopted Rochdale Core Strategy and JP-G8 of the

adopted Places for Everyone Joint Development Plan.

Reason for Pre-commencement: The HMMP will be required as part of the arrangements to be approved under the statutory BNG condition which requires submission of the Biodiversity Gain Plan prior to commencement of development.

Date of Decision: 25/08/2026

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)	
22	BIODIVERSITY NET GAIN The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and; (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Rochdale Council. Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply. Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition. 1. The application for planning permission was made before 12 February 2024. 2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies. 3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024. 4. The permission which has been granted is for development which is exempt being:

	4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where: i) the application for planning permission was made before 2 April 2024; ii) planning permission is granted which has effect before 2 April 2024; or iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii). 4.2 Development below the de minimis threshold, meaning development which: i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric). 4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building. 4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee). 4.5 Self and Custom Build Development, meaning development which: i) consists of no more than 9 dwellings; ii) is carried out on a site which has an area no larger than 0.5 hectares; and iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015). 4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places
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	or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013. *original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions. For the purposes of paragraph 13 (a) above, a biodiversity gain plan is a plan which: (a) relates to development for which planning permission is granted, and; (b) specifies the matters referred to in sub-paragraph 14(2) below: The matters are: (g) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat; (h) the pre-development biodiversity value of the onsite habitat; (i) the post-development biodiversity value of the onsite habitat; (j) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development; (k) any biodiversity credits purchased for the development; and (l) any such other matters as the Secretary of State may by regulations specify.
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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>.