

Officer Report

Case Reference: PL/2026/0418
Location: 171 EDENFIELD ROAD, ROCHDALE, OL11 5AF
Proposal: Change of use from C3 dwelling to C2 Children's Care Facility for up to 2 Children
Recommendation: Approve with Conditions
Officer: Rosalind Gralton

Recommendation: Approve with 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:

- AMENDED PROPOSED ELEVATION AND FLOOR PLANS - REV 02 – received by the Council 19/08/2026
- Existing and Proposed Site/Block Plan – received by the Council 08/05/2026
- Location Plan – received by the Council 08/05/2026

The development shall be carried out in accordance with these drawings and documents hereby approved unless otherwise required by condition below.

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

- 3 The development hereby approved shall not be occupied until such time as a management plan which details the safe and secure operation of the approved use has been submitted to and approved in writing by the Local Planning Authority. The

approved management plan shall be adhered to thereafter for the lifetime of the development.

Reason: In the interest of the safety of occupants and the amenity of nearby occupiers in accordance with Policy DM1 of the adopted Rochdale Core Strategy and Policy HO9 of the National Planning Policy Framework.

- 4 The care home hereby approved shall not accommodate more than two 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.

- 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