

**Planning Statement:**  
**Proposed change of use at**  
**8 South Parade**  
**Rochdale**  
**OL16 1LR**

**Applicant: KK Security & FM Ltd**

**Date: October 2023**

## **Planning Statement:**

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#### **1.0 Site Address:**

8 South Parade  
Rochdale  
OL16 1LR

#### **2.0 Contact Details:**

Applicant:

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Peterborough  
PE1 5PB

t.

Contact: Mohammed Faisal

Agent

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Rochdale  
OL16 1UP  
t. 01706 764 880

Contact: Ian Stott

#### **3.0 Description of site / building:**

The site lies in the central business district of Rochdale Town Centre.

The area is characterized by mixed users including commercial, retail and hospitality.

The building is a three storey traditionally built structure with dual pitched slated roof covering surmounting brick walls to the original parts. A two-storey flat roofed addition has been erected at the rear which is thought likely to have been built c.1950.

The premises stand back of footpath and are bounded by South Parade to the north and Fleece Street to the south.

There is no onsite parking. There is an enclosed rear yard accessed from Fleece Street.

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A Google Earth image of the building is reproduced below.

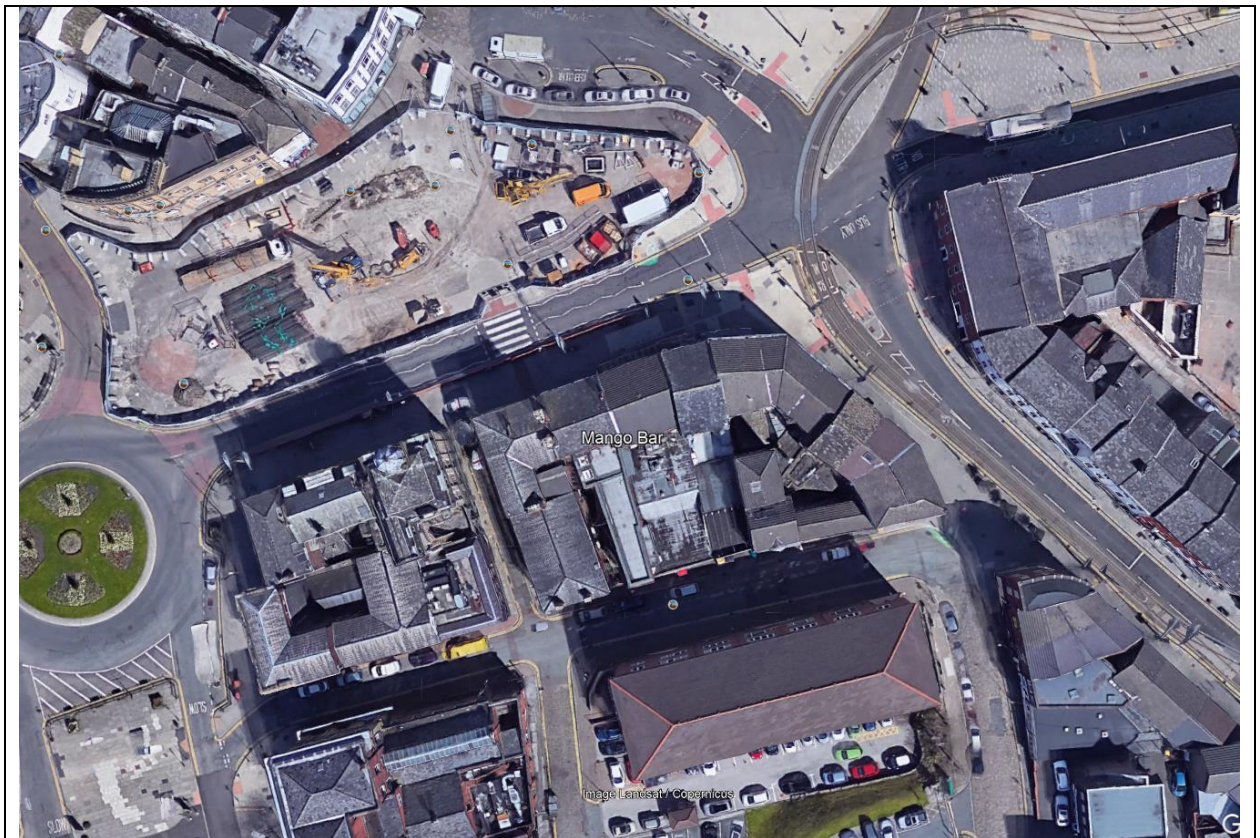


View of building

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A Google Earth image of the site is reproduced below.



View of site

Continued...

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#### **4.0 Land Use:**

##### Description

The building is currently vacant. The ground floor was last used as a food bank on an informal basis and prior to that a nightclub. The upper floors were last used in connection with the previous nightclub. A self-contained flat occupies the second floor.

##### Planning Use:

According to the Rochdale Unitary Development Plan Map the building is in an area where the following UDP policies apply.

| UDP Policy Code | Policy theme       |
|-----------------|--------------------|
| G/D/1           | Defined Urban Area |
| G/S/1 & S/5     | Town Centre        |

Consideration of the additional policy guidelines is required.

|       |                                                                                               |
|-------|-----------------------------------------------------------------------------------------------|
| BE/11 | Protection of locally important buildings and features of architectural and historic interest |
| BE/15 | New development affecting the setting of a Listed Building                                    |
| BE/17 | New development affecting Conservation Areas                                                  |
| BE/18 | Changes of use to buildings in conservation Areas                                             |
| G/S/2 | Regeneration of centres in support of promoting the centres identified in policy              |

#### **5.0 Description of Development:**

The applicants are keen to secure a long-term viable use for the land and building. Having undertaken market research, the applicant has concluded the only viable commercial use for the upper floors of the building is residential. The ground floor is to be a dine in / takeaway fish and chip restaurant.

As a feasibility exercise, we have therefore provided an option for residential use for the first and second floors of the building. Our floor plan layouts accompany this Statement, and the corresponding accommodation schedule is summarised hereunder for convenience.

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| <b>unit</b> | <b>floor<br/>area<br/>[sq.m]</b> | <b>description</b> |
|-------------|----------------------------------|--------------------|
| 1           | 52.7                             | 1B2P apartment     |
| 2           | 76.3                             | 1B2P apartment     |
| 3           | 71.7                             | 2B3P apartment     |

These room sizes are compliant with the Technical Housing Standards – nationally described space standard.

#### **6.0 Context:**

##### **6.1 Physical constraints to site:**

The existing building sits at back of footpath to the front and rear. The premises adjoin 7 South Parade to the west, a large imposing three storey stone faced building and 9 South Parade to the East a brick built three storey building which operates as a Post Office. This group of properties form part of a Group Improvement scheme where the repair and reinstatement of historic shopfronts within the Rochdale Heritage Action Zone have been recently completed.

##### **6.2 Social and Economic:**

The site benefits from close proximity to the town centre with appropriate services and amenities available. This includes Metro and bus services hub.

##### **6.3 Prior Approval**

It is noted that the proposals to convert to Residential flats / houses [but not HMO's] would normally only require an application for Prior Approval Class MA – Use Class E to residential. However, the established use as a nightclub defined as Sui Generis uses, means there are no permitted development rights to convert to a restaurant and/or flats and accordingly a Full Planning Application is required.

#### **7.0 Design Principles and concepts:**

##### **7.1 Scale and massing:**

There are no proposals to alter the scale and mass of the existing buildings.

##### **7.2 Appearance:**

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There are no proposals to alter the external appearance of the South Parade frontage. Any signage applied to the fascia would be subject to a separate application by the occupier.

Interventions are limited to the provision of slot windows and roof lights to the rear outrigger and the provision of a window to the rear elevation to Fleece Street.

#### **7.3 Internal amenity**

##### **Flat 1:**

Flat 1 enjoys an aspect to South Parade and internal layout has been arranged to take advantage of the front elevation existing windows which will serve living / dining / kitchen areas together with the bedroom. An internal shower room will be windowless but will be fitted with building regulation compliant mechanical ventilation. Entrance to the flat is by way of an existing enclosed staircase accessed from South Parade.

##### **Flat 2:**

The first floor is constrained by a long narrow footprint to the rear outrigger, providing limited opportunities for natural daylighting. However, this part of the building has a flat roof lending itself to the provision of rooflights which will flood rooms below with ample top light. Natural ventilation will be provided to habitable rooms using high level slot windows, whilst there is a full-sized window provided to the living areas, at once giving natural ventilation, daylight and views. An internal bathroom will be windowless but will be fitted with building regulation compliant mechanical ventilation as before. Entrance to the flat is by way of an existing enclosed staircase accessed from Fleece Street.

##### **Flat 3:**

The second floor flat has an aspect to front and rear and thus is provided with sufficient daylight and natural ventilation. Entrance to the flat is by way of an existing enclosed staircase accessed from South Parade.

##### **General:**

The proposed restaurant use at ground floor will require mechanical extract ventilation. This will be subject to a separate report demonstrating proper consideration for odour control and sound attenuation thereby mitigating any disturbance to the residential users above.

#### **7.4 Landscaping and external works:**

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There is no option for soft landscaping within the site.

Existing street lighting will provide illumination for footpaths and access.

#### **7.5 Servicing.**

Residents will present their waste at a bin compound at the rear yard. Waste will be collected by private contractors.

#### **8.0 Inclusive Design:**

The property will be fully compliant under Part M of the Building Regulations.

#### **9.0 Access to the Development / Public Transport:**

The premises are readily served by public transport including bus routes, railway station and metro Tram Stop within convenient walking distance.

#### **10.0 Energy Statement:**

The premises will be converted with due regards to Approved Document L thus providing an energy efficient building with suitably insulated external fabric and modern heating installations provided with efficient heat source and controls.

It is not appropriate or necessary to include within this statement detailed specifications for types of insulation, windows, doors and ventilation systems. However, these matters will be adequately dealt with under Building Regulation consent.

#### **11.0 Conclusions:**

The current use of the building is economically unsustainable. Market research undertaken by the applicant determines that there is a demand for residential accommodation in this area and this is consistent with planning policies encouraging living accommodation in town centres. The premises lend themselves to conversion and this is a sustainable location for residential use. The ground floor use as a restaurant / takeaway is compatible with the town centre locality.

We would therefore hope that the council would feel it appropriate to support this proposal and we now look forward to receiving approval in due course.

AJ Cocker Associates  
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October 2023