



Highways and Engineering Service

Economy and Environment

Consultation Response on behalf of Head of Highways and Engineering

Application: 25-00314-FUL

Date Received: 02 May 2025

Date of Response: 07 May 2025

PROPOSAL:

Change of use of first and second floors from vacant commercial floorspace to 10no. residential apartments (use class C3), including conversion of the roof space to provide a 7-bedroom HMO (sui generis), together with insertion of rooflights, window openings with associated ground floor cycle storage and external bin storage.

CONSULTATION REPORT:

This is a highly sustainable location within Rochdale Town Centre with many local amenities and sustainable transport options within walking distance.

This development does not make provision for motor vehicles given the Town Centre location this is acceptable and as such we would not expect any traffic generated by this proposal nor would we require any parking for private vehicles.

There is no changes to the access to the site nor is there any proposals to change or construct any new highways as a result of this development. We do however have some concerns regarding damage to the highway adjacent during construction and therefore require a dilapidation survey is undertaken prior to development with any damage apparent upon completion remedied at the expense of the developer.

Given the town centre location we do have limited options for servicing of this development. The proposed servicing to the rear of the premises is however acceptable.

We have no new road safety concerns as a result of this proposal.

AMENDMENTS TO CONSULTATION RESPONSE:

No amendments to report

OFFICER RECOMMENDATION:

We have no objections to this application subject to condition a condition regarding a dilapidation survey to protect the highways surfacing around this development.

[HIGHWAYS SIGN OFF](#)

John Gillighan 07/05/2025