

PLANNING STATEMENT

PROPOSAL: CHANGE OF USE FROM SHOPS (A1 - RETAIL WAREHOUSE) TO 15 NO. DWELLINGS FLATS, AND SINGLE-STOREY VERTICAL EXTENSION.

ADDRESS: 18 SADLER ST, MANCHESTER M24 5UJ

DATE: 23/11/2022

INTRODUCTION

This planning statement has been prepared on behalf of Mr Ali Saroya (the “Applicant”), in support of a planning application at the above address for the above proposal.

The property

The applicant has been operating in the application site for about a decade now. The operate a retail warehouse on the premises and the property is mortgage free. The building is a warehouse situated on Sadler Street. The site lies within Middleton Town Centre Conservation Area, within the defined urban area. The application building is recorded as a Non-Designated Heritage Asset and is formally included on the Council’s list of Non-Designated Heritage Assets. The current use of the building is a retail warehouse, but the applicant intends to change the use to a fifteen (15) apartment block of flats by adding another storey to the existing structure. The applicant has commissioned Mason and Marlow to carry out the architectural and planning application process. The extent of works is as shown in the Architectural drawings submitted with this application.

The project team

The project team consists of Dr Kanadi Jagafa (Mason and Marlowe Ltd), Alex Profitt (Transport statement and Travel Plan), John Braiden (Noise Impact Assessment), Andrea Dodson (Crime Impact Assessment, etc. Our overall objective is to breathe life back into the street by developing a high-quality scheme which delivers much needed family housing as well as young professionals working in Rochdale Centre, in a manner that respects the special interest of the surrounding heritage assets.



Figure 1: Existing aerial view (Front)

This statement

The purpose of this statement is to identify and address the main planning issues associated with the proposed development, demonstrating how the proposal would be acceptable in the context of the Development Plan (DP) and other material planning considerations

The statement is structured as follows:

- Description of the application site and its surroundings and outlines the planning history and lawful use of the site.
- Outline of the outcome of the pre-application discussions with officers and neighbours.
- Description of the proposed development.
- The planning policies and statutory requirements relevant to the determination of the application.
- Key planning considerations raised by the proposed development; and
- Conclusion that planning permission should be granted

SITE AND SURROUNDINGS

This section describes the application site and surroundings, identifies the relevant policy designations / allocations and sets out the site's planning history.

The site is surrounded by a semi-industrial estate, with half of the buildings on Sadler Street being warehouses or offices and the other half residential. To the back of the property is an open field and adjacent to that is a car park. These are in the ownership of the properties at the rear.

The site is centrally located, with bus routes running along Eastway and Long Street within easy reach. TESCO and ALDI are within 10mins walk from Sadler Street.

PRE-APPLICATION DISCUSSIONS

This section outlines the pre-application discussions that have taken place with the planning officer.

Principle of Development

The site lies within Middleton Town Centre, within the defined urban area, policy G/D/1 of the UDP, which seeks to concentrate development in urban areas, is therefore relevant. Policy E1 of the Rochdale Core Strategy is also applicable at this town centre location, and seeks to focus retail, leisure, cultural, office, residential and other development to promote the viability and vitality of all the Borough's town centres to maintain them as thriving and sustainable centres and the preferred shopping and leisure destinations. However, Policy C1 of the Core Strategy (CS) notes that town centres have the potential to play an important role in providing new quality housing in sustainable locations, which would largely accord with the contents of paragraph 86 of the NPPF.

The conversion of the building from offices to residential dwellings would prejudice the aims of CS Policy E1, it would be considered to align with the aims of CS Policy C1, which seeks to deliver the right amount of houses in the right places. Policy C1 makes specific reference to focusing new housing in or close to town centres in the south of the borough, which this proposal would seek to achieve. Further to this, Policy C2 of the CS seeks to focus on regeneration areas and economic growth corridors/areas, with a distinction made for the delivery of new housing in Middleton Town Centre.

Further to this, the proposal would repurpose an existing building and would be well served by public transport provisions and local amenities and services with an abundance existing within walking distance and as such, would represent an opportunity to create a sustainable development and would be acceptable in principle.

The scheme has evolved as a result of pre-application discussions with Mr Ryan Killeen at Rochdale Borough Council. In the meeting the following points were raised by officer:

- Supportive of the redevelopment of the site and the general principle
- Layout and Amenity standards
- Make sure that the proposals provide adequate waste and recycling facilities for the new residents.

- Ensure that the application is supported by a robust Transport statement and Travel plan.
- Consider and minimise any direct overlooking issues between the site and adjacent buildings.
- Provide a heritage statement.
- Crime impact statement

All comments have been taken on-board and the application is accompanied by the requested detailed drawings/reports.

The overall aim of the proposal is to:

- Enhance the site's active use with a long-term comprehensive development solution.
- Provide the best and most efficient use of the site compatible with local context, given the site's highly accessible location in the city centre.
- Find opportunities to enhance the street scene and to preserve and enhance a non-designated heritage assets within the conservation area.
- Provide much needed family housing in the city centre.
- Respect neighbouring uses, occupiers, and development proposals.
- Enhance the local townscape and streetscape through the delivery of excellent architecture and use.

Conclusion

In this central location, the proposed density of the scheme strikes an appropriate balance between the efficient utilisation of the existing building and ensuring that the design respects the established character and local context.

The development has been designed to accord with the Development Plan objectives for good quality design and sustainability credentials in all respects to ensure that the building is resource efficient in design, construction, and future occupation. However, the design is still malleable according to the recommendations of the council planning officers and conservation team.

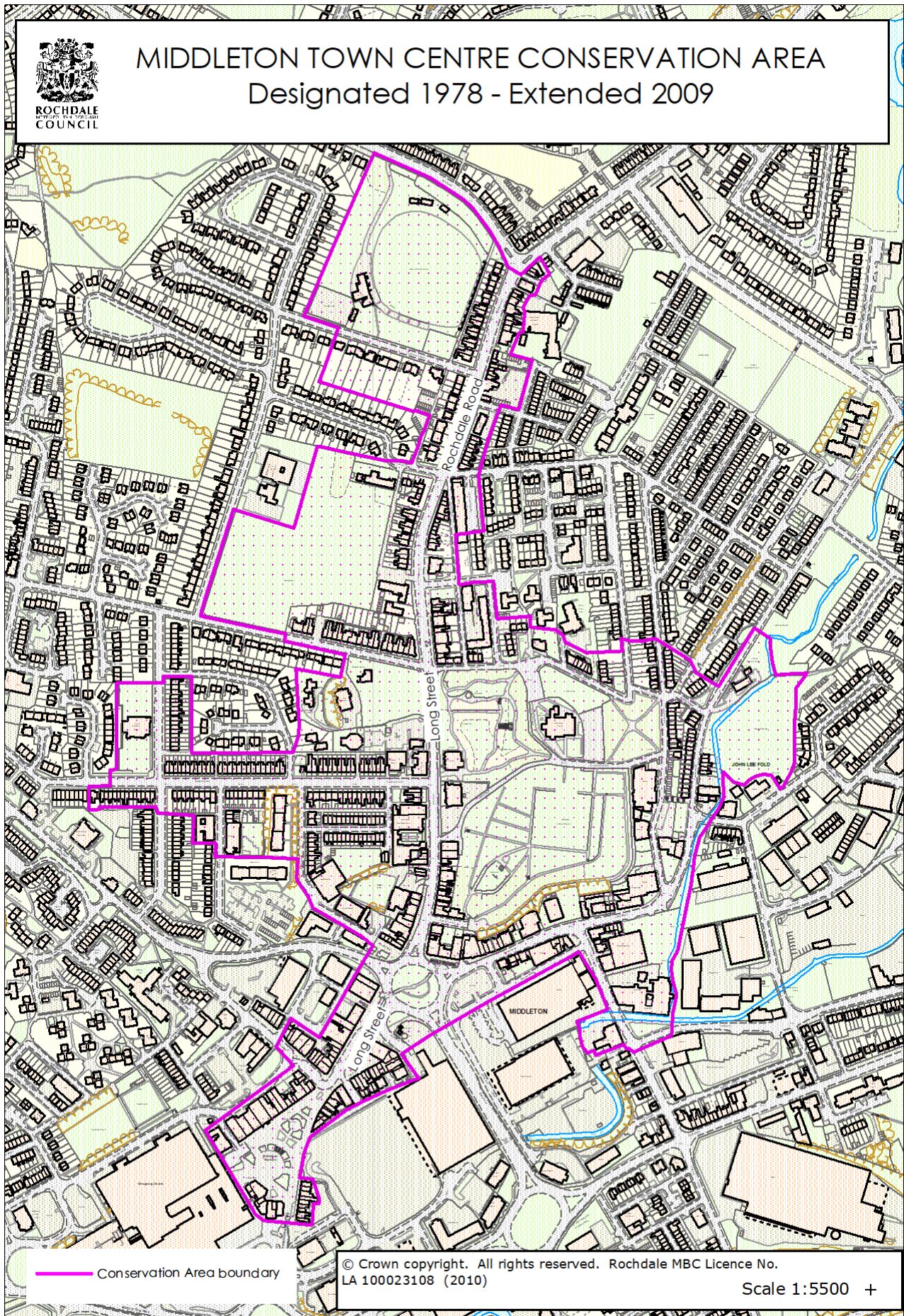


Figure 6: Middleton Town Centre Conservation Area