

Change of Use

Public House to Children's Day Care

Cafe Aylanto, 520 Bury Rd, Rochdale OL11 4DQ.



Storah Architecture Ltd
Chartered Architects : Historic Building Consultants

46 Halifax Road
Todmorden
OL14 5QG

T 01706 813214
mail@storah.com
www.storah.com

Directors:
J. David Storah Arch. Tech. Cert.
Richard A. Storah Dip. Arch. MA Cons. RIBA AABC SCA IHBC

 RIBA
Chartered
Practice

Company Registered in
England. No: 9547619



01.00 Description of the Site

The property, currently operating as Café Aylanto, has served as several restaurants and public houses over the past decade. It is located at the junction of Fieldhead Avenue and Bury Road, Rochdale. This two-storey building is set back from Bury Road, featuring a garden and outdoor decking area at the front and a large car park to the rear, accessible via Fieldhead Avenue.

The property includes single-storey flat-roof extensions at the rear and covered canopies near the entrance doors. The front boundary comprises a low brick wall, a planted bed, and a metal fence, while the rear boundary includes timber panels and low masonry walls, separating the car park from the rear gardens of four

02.00 Planning History

The site has been the subject of a number of recent Planning Applications. These are listed below in chronological order:

- A planning application for the pub was made and approved in 2001 to provide an internal staircase, allowing the first floor to be used as a restaurant.
- in 2006, an application was made and refused for an extension to the property.
- in 2008, a further application was made and approved to convert the first floor to a restaurant.
- No planning documents are available for viewing on RMBC website.
- An application for a new boiler was submitted and approved, but no dates or further information is available.

03.00 Present Use

The property is currently in operation as a restaurant, classified under **Planning Use Class E**.

04.00 Proposed Use

The applicant is considering alternative uses for the restaurant.

The applicant owns a number of Children's Day Nurseries in the Rochdale area and is considering a change of use from a Restaurant (Use Class E) to Day Nursery (Use Class E).

Internally, modest modifications are proposed, which will focus on alterations of the commercial kitchens, changes to the W.C provision, improvements to the security and safeguarding measures at the entrance and the installation of safety measures- such as enclosing stairs and adding door finger protectors and safety glass where required.

The nursery will be situated both floors of the building and will have open play rooms, dining room, sleep areas, a kitchen and bathrooms for nappy changing, for staff and visitors and a disabled bathroom. There would also be a sensory area for the babies. The building is fully accessible at the moment and would remain so.

Externally, the parking area would remain available as a staff / visitor / pick-up-drop-off area. The decked beer garden would be remodelled to provide a more child friendly environment, easily accessible with fewer steps.

A calculation of the floor area has provided an estimate of the likely numbers of children that the property can accommodate. These are:

Babies-	21
Toddlers-	24
Pre School-	40

If converted, it is proposed that the nursery would offer child care provision for 51 weeks of the year, and would be closed for Christmas and Bank Holidays.

It is proposed that the operating hours would be 7:30am - 6:30pm

05.00 Sustainable Employment

When full, the unit would employ 16 staff. One would be at management level and the majority of the staff would hold a childcare qualification at level 3 or above.

At the applicant other Day Nurseries, they have had great success in running Modern Apprenticeship schemes and would continue this having up to three Apprentices in training at any time.

All staff are given permanent contracts and are encouraged and supported in their continuous professional development. They work closely with the Local Authority in the training that they offer and each member of staff has access to their own online training account. The Nurseries actively employ local people which helps to build the relationships with the local families which use the childcare provision.

If the building is converted to a Nursery, it will offer sustainable employment and skill development opportunities.

Assessment of the floor area / children numbers, the nursery would likely employ 20 full time staff when operating at full capacity.

06.00 Traffic Comment

The site is on a well trafficked road, with the junction to Fieldhead Avenue the access to a well populated housing area.

The existing 12 parking spaces within the site will be retained for the proposed nursery site. It is anticipated that this provision will exceed the requirements for staff and parents.

The site will be accessible on foot via the site access from Fieldhead Avenue as well as Bury Road. The B6222 Bury Road has a 30mph speed limit, the side roads a 20mph limit. The area is generally well lit. Immediately in front of the property on Bury Road there is a Pelican Crossing, allowing safe and controlled access to the building for pedestrians.

Assessment of the location plan determines reachable areas within 2km of the site and demonstrates that the site is in a favourable location for journeys made on foot.

There is a bus stop located directly adjacent to the site on the B6222 Bury Road and a further bus stop across the road traveling in the opposite direction.

The site is within a 2km walking distance of a large residential area from which the nursery would draw a large proportion of its catchment from. Using the Nomis website (www.nomisweb.co.uk) it was recorded that the total population within the Bamford Ward is approximately 9,693.

Areas such as Marland, Spotland Bridge, Heywood, and Rochdale are all within the 5km catchment area. The site is therefore well located to encourage cycle journeys for prospective employees. On road cycle routes are provided on the B6222 Bury Road.

Overall, the site is considered to be well located in terms of its accessibility by non-car modes of transport. These findings demonstrate that prospective site users will not be reliant on private cars in order to access the site.

07.00 Environmental Assessment- Noise

With respect to children's nurseries, it is often the potential noise emission from external play areas and noise from internal activities that are of particular concern.

Consequently, an assessment to evaluate what effect, if any, noise from both these potential sources would have on the existing local noise climate in the vicinity of the nearest noise sensitive premises to the proposed nursery, located at Oulder Hill Drive and Fieldhead Avenue has been made.

Attention has been paid to the potential noise emission from any external play areas and the transmission of noise from activities within the proposed nursery. To address potential noise disturbance to the neighbouring properties, the external play will be boarded with screen planting and fencing.

Assessments has been made to characterise the existing noise climate in the immediate vicinity of the existing property.

The ambient noise is influenced by road traffic noise on B6222 Bury Road. Additional noise sources include pedestrians, visitors to the neighbouring shops and local businesses and external seating areas for the cafe opposite.

It is asserted that the existing noise level would not increase by the proposed change of use.

It is suggested that any noise from the proposed nursery would be unlikely to have a detrimental effect on the existing noise climate in the vicinity of the nearest residential premises to the proposed nursery.

08.00 Conclusion

The proposed change of use aligns with national and local planning policies and will contribute positively to the community. The application is submitted with supporting documentation to demonstrate compliance with all relevant legislation.