

Summary

This supporting statement has been prepared by Usma Rehman. This statement accompanies a planning application for the proposed change of use for 82 Molesworth Street, Rochdale, OL16 2AW from a Printing shop to a Lounge and additional 6 rooms which will serve the building next door (Molesworth Hotel) as well as residents at 82 Molesworth street. The building will be extension to the current Molesworth Hotel which will be connected via dining areas.

There will be 2 (Two) extra bedrooms in the building on ground floor as well as 4 (Four) rooms on first floor along with communal lounge. There will be additional charity services offered such as support sessions and advice surgeries.

The Site and Surrounding Area

The application site is situated within the Rochdale Borough. The location of the site is on Molesworth Street.

The site is very well located for public transport. Rochdale bus station is approximately 5 minutes walk away. There are several bus stops within the vicinity of the building.

The area comprises a high density of commercial properties. There are car garages/show rooms on Molesworth street and a car wash. There is a retail park consisting of Home bargains and TK Max which are closely situated to the property and Molesworth Hotel is situated next door.

We envisage this proposal will not interfere with any other businesses in the area and nor is there anything similar within close proximity of the property that we are proposing to develop into a lounge and 6 rooms. We will supply our services to the the Molesworth Hotel, which is the building next door.

We believe the proposed plans for a charity will benefit mainly the users of the building next door, however support and advice surgeries will be provided to members of public on housing related matters.

It is hoped that the charity will open up opportunities for 4 volunteering positions within the borough and additional 2 part time permanent jobs.

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Current position

82 Molesworth Street is currently running as a printing firm. Due to the competition from online rivals it was difficult to maintain the business and it closed the business on 31st March 2022. we are proposing to change the use of the building into a lounge along with 6 bedrooms.

Justification for proposed uses

Due to the increasing popularity of online sales, more and more customers are choosing to have their printing done online. We have seen in recent years how the business has taken a hit in sales. It has led us to look for alternative ways of continuing to generate a revenue from the site. Due to the ideal town centre local and great transport links, we want to change the use of the building to a lounge which will only serve the residents of Molesworth Hotel as well as residents from 6 rooms which will be created.

The charity will offer free advise surgeries and housing advice relating to homelessness issues to residents of Rochdale borough.

Food bank services will also be offered to the most deprived members of our local community.

The site allows for parking and due to the surrounding area being mainly commercial, with a hotel next door at 80 Molesworth Street, we do not envisage this will cause and disruption to the neighbourhood. We also do not see any potential conflict with other businesses in the area.

Opening Times

The building will be opened 24 hours a day, 7 days per week. 24 hour CCTV recording will be available.

Staff are on site 24 hours per day.

Parking

we have parking space for 8 vehicles. As we are located only a 5 minutes walk away from town centre we don't anticipate in parking problems. It can also easily be accessed by public transport all of which are linked within walking distance.

There is also ample pay and display car park nearby which can be accessed anytime. Anyone accessing the building could potentially bring more revenue to the borough by accessing the car parks.

To our knowledge there shouldn't be any opposing views as the area has many retail outlets, businesses and commercial buildings in the surrounding area. There will be no disruption to residents in the vicinity as Molesworth Hotel is next door and we only aim to serve the residents from the hotel.