

23 March 2023

Rochdale MBC
Economy and Environment
Planning Service
Rochdale
OL16 1XU

Sent via the Planning Portal

Dear Sir / Madam

**PROPOSED SHOPFRONT REFURBISHMENT
UNITS G34 – G46 | MIDDLETON SHOPPING CENTRE
PLANNING PORTAL REF: PP-11993776**

Please find enclosed for your consideration an application for full planning permission for works to refurbish the shopfronts of Units G34 - G46 at the Middleton Shopping Centre ('the Shopping Centre') in Middleton Town Centre.

The following is submitted in support of the application:

- this covering letter;
- the requisite application form and certificates;
- a site location plan;
- a block plan; and
- existing and proposed elevations and ceiling plans.

The application is submitted on behalf of our client, Middleton SC Limited (c/o Ellandi LLP and Black Cat Building Consultancy Ltd), and is to coincide with the proposed introduction of an area of 8 no. short stay parking bays (plus 2 no. disabled parking bays) to the south. This proposal is subject to a separate application for full planning permission (Planning Portal Ref: PP- 11992543).

As you will be aware, Units G34 - G46 comprise of a run of eight retail units located on the southern elevation of the Shopping Centre and facing towards the bus station. At present, of the 8 no. units in this location, 7 are currently vacant. The works to refurbish these units (inside and out – the former not requiring planning permission), alongside the introduction of short stay parking directly adjacent, will significantly improve their marketability and represents the best possible chance to turnaround decades of prolific vacancy in this location (which in turn undermines the overall vitality and viability of the Town Centre).

As an aside, it is noted that it is somewhat 'borderline' as to whether the works in their entirety constitute development and as such require planning permission. The works could be regarded as 'alterations' however and we note that Schedule 2, Part 7, Class A of the General Permitted Development Order 2015 (as amended) makes clear that alterations to shopfronts do not constitute permitted development. This application is therefore being submitted for the avoidance of doubt and to give our client and its contractors comfort that the works can go ahead without risk of enforcement.

I look forward to receiving early confirmation of the registration of the application, the relevant case officer's contact details and trust that the submitted information allows you to make a positive decision in due course.

Should you have any queries, please contact me using the details at the top of this letter.

Yours faithfully

A handwritten signature in black ink, appearing to read 'HEArnell', with a long diagonal stroke extending from the end of the name.

Heather Arnell
WILLIAMS GALLAGHER