

NCstudio

Deuce Padel Club Planning Statement

Mitchell Hey Mills, College Road, Rochdale OL12 6AE

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Introduction

This statement has been prepared by NCstudio in support of the Full Planning Application. The change of use is for part of the existing warehouses at Mitchell Hey Mills, Rochdale, from Class B2 (General Industrial) to Class E(d) (Indoor Sport and Recreation), to enable the delivery of a new padel sports facility.

The proposal relates specifically to the main warehouse section of the wider industrial building, which is currently underutilised and largely vacant. The proposed development is limited to internal alterations and minimal external works, and will introduce a vibrant, community-focused use within an established commercial setting.

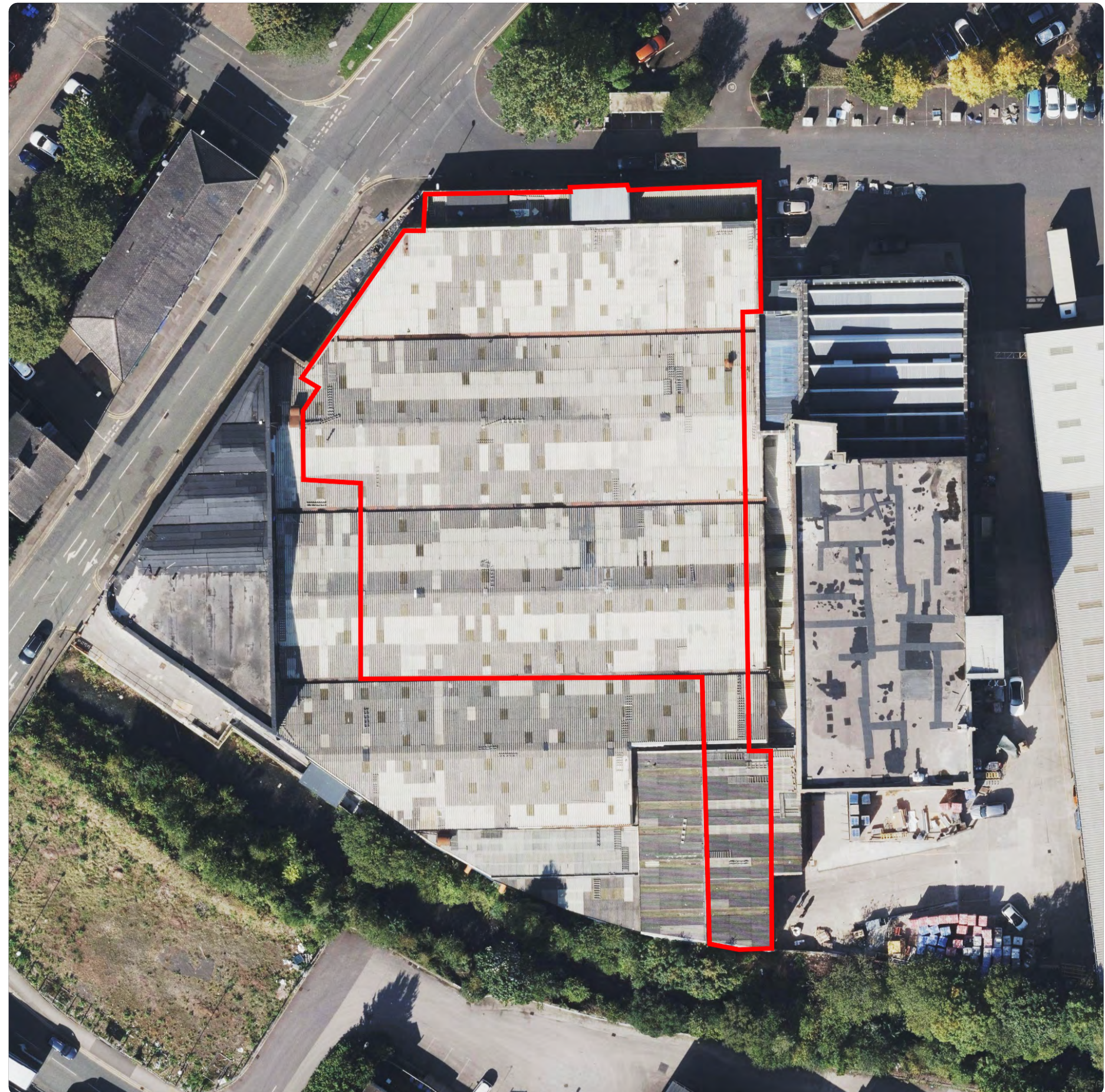
The site is designated as part of a Mixed Employment Zone under UDP Policy EC/3 and also falls under Core Strategy Policies E2 and E3, which together seek to retain land for employment purposes while supporting sustainable regeneration and economic diversification. This statement outlines how the proposal aligns with these planning policies and supports broader objectives for community well-being, health and inclusivity.



Site Context and Current Use

The application site comprises a section of an existing industrial building on College Road, Rochdale, located within an established mixed employment area. The unit was previously in B2 (General Industrial) use but is now vacant, with only incidental storage use by other nearby businesses.

The premises are of typical industrial construction, with a large open-span volume suitable for indoor recreational use. The building has not been actively used for industrial purposes for some time, and its configuration, servicing, and location make it increasingly unsuited to modern industrial demands. The site experienced a period of decline in recent years, prior to its purchase by the current owners in 2021, with the aim of bringing the building back into meaningful, long-term use that benefits the local community. As the warehouse is vacant, there are no full-time employees on the site.



Policy Context

UDP Policy EC/3 – Mixed Employment Zones

Policy EC/3 seeks to retain land for industrial, commercial, and related employment uses within designated zones. However, the policy also allows for alternative uses where:

- The site is no longer suitable or viable for continued industrial use;
- The proposed use is compatible with surrounding uses;
- The proposal would not undermine the employment potential of the area.

Core Strategy Policy E2 – Increasing Jobs and Prosperity

This policy supports a diverse local economy and encourages the re-use of vacant employment land and buildings, particularly where it contributes to job creation and local investment.

Core Strategy Policy E3 – Focusing on Economic Growth Corridors and Areas

Policy E3 highlights key employment areas and corridors, including regeneration of underused sites. It promotes flexibility in land use to support economic growth and new opportunities, particularly where traditional employment uses are no longer sustainable.

The proposal also aligns with the emerging direction of Rochdale's Local Plan Review, which promotes the flexible reuse of underutilised employment land, the integration of community health and leisure uses into strategic locations, and the regeneration of previously developed sites.

 Mixed Employment Zone EC/3



Justification for the Change of Use

a) Unsuitability for Continued B2 Use

The current vacant condition and lack of viable industrial demand for the space supports its release for an alternative use that remains economically and socially valuable.

b) Compatible with Employment Objectives

The proposal introduces a leisure and health-based use which will bring:

- New employment opportunities (full-time and part-time roles).
- Year-round footfall and economic activity in the area.
- Positive health and well-being outcomes for the wider community.

This aligns with the intent of Policies E2 and E3 to diversify the economic base, particularly in areas where traditional B2 uses are in decline.

c) Community and Regeneration Benefits

The facility will serve a wide demographic, including:

- Local schools and youth groups
- Older residents
- Sports clubs and recreational users from across the borough.

It will directly support Rochdale's strategic aims around health, inclusion, and regeneration, without introducing noise, traffic or nuisance impacts on adjacent businesses.

Employment Impact

The proposed padel facility will create approximately three full-time and three part-time roles, including management, customer service, cleaning, and operational support. While the use of freelance coaches or casual event staff is not yet confirmed, the facility has the potential to host school sessions and tournaments that may lead to additional occasional employment.

In the short term, the project will also support construction and fit-out jobs, including contractors and tradespeople delivering internal refurbishment, signage installation and servicing works. As the business grows, there is potential for further positive employment and community engagement opportunities to be explored.

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Thank you
It's been our pleasure

Please do not hesitate to get
in touch if you have any questions.

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