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Planning Access Assessment

Applicant:

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Application Site

Waljan mill,
Toad lane,
Rochdale,
OL2 0NU

Application Details:

Change of use of 2nd & 3rd floors to snooker hall including external fire escape and flue.

This report takes into account the particular
Instructions and requirements of our client.
It is not intended for and should not be relied
Upon by any third party and no responsibility
Is undertaken to any third party.

Job number 000267-00

Document Control

The following statement is the Design and Access Planning Statement for the Planning Application at Waljan mill, Toad lane, Rochdale. The document was first issued in January 2025 with the following revisions being made.

1.0 Forward

The following Design and Access Planning Statement is structured in accordance with the Town & Country Planning (Development Management Procedure) (England) Order 2015 and DCLG guidance on information requirement and validation.

The document follows the structure of the CABE guidance “Design and Access Statements—How to write, read and use them” in an effort to demonstrate the design process and how the physical characteristics of the submitted scheme are a response to the physical and socio-economic constraints and opportunities that the development site presents.

1.2 Application

The application is for planning approval for a proposed Change of use of 2nd & 3rd floors to snooker hall including external fire escape and flue.
at Waljan mill, Toad lane, Rochdale, OL2 0NU.

The statement should be read in conjunction with all other supporting information that forms this application which includes:

2.0 Introduction

2.1 The application site occupies 252m² its approximate shape is depicted below.

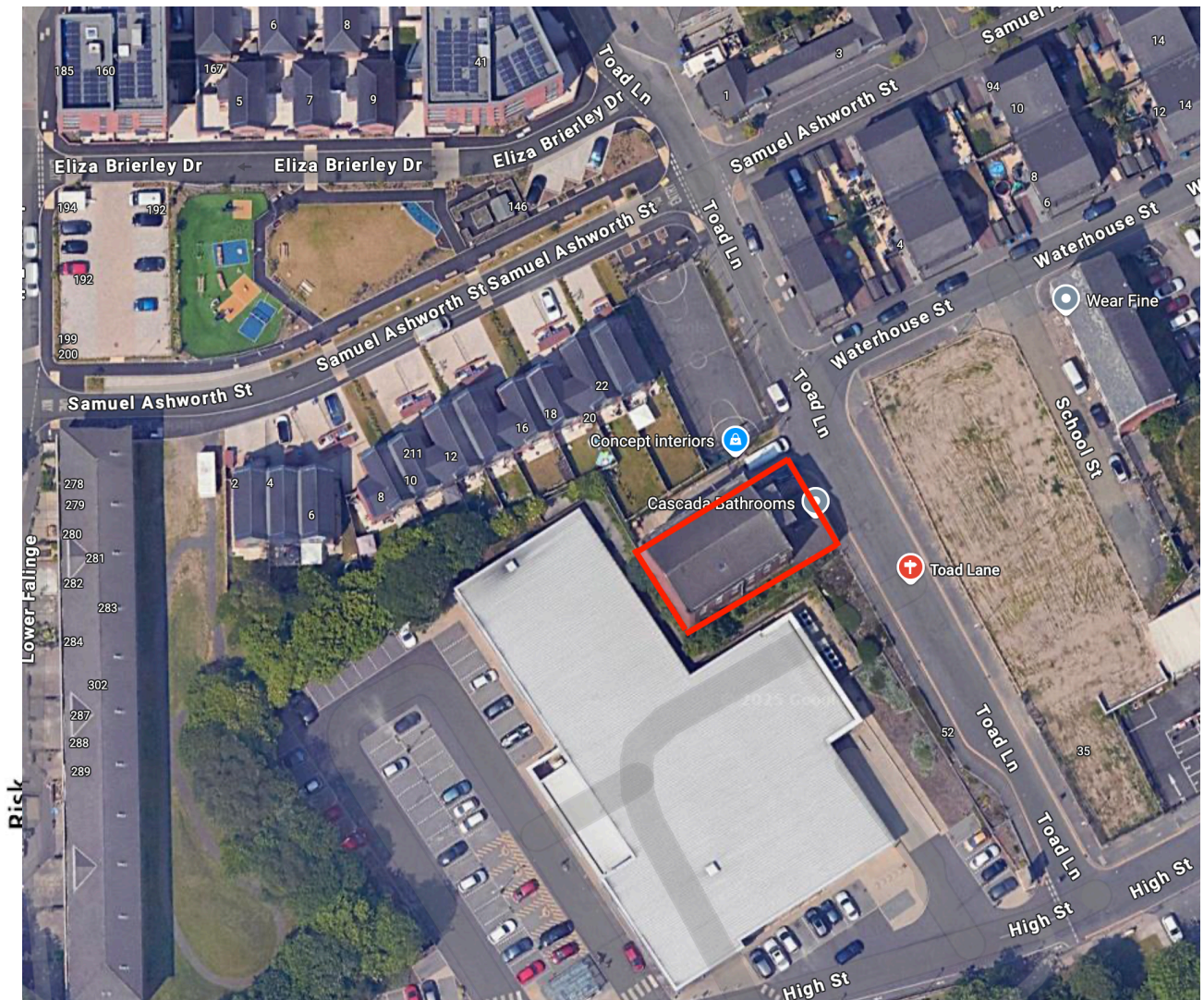


fig.1 Wide aerial view indicating the approx. site location

2.2 Waljan Mill (the ‘application site’) comprises of a three storey former mill which is bounded with residential properties to the North, East, west and retail to the South.

2.4 The application site is located on Toad Lane, with High Street to the South.

2.5 Access points

The site has very good vehicular access off Waterhouse Street, Samuel Ashworth Street & High Street

2.6 Transport links

The application site is within walking / cycling distance of Rochdale town centre which provides public transport links to all neighbouring towns and cities and surrounding areas. The site therefore is accessible by public transport and is considered a sustainable location.

2.7 Boundaries

All site boundaries are identified on the site location plan

2.8 Topography

There are no significant changes in level.

2.9 Drainage

All existing drains will be not be touched during refurbishment which connects to the existing mains drainage system.

2.10 History and Archaeology

The site itself has no known archaeological significance.

2.11 Noise

It is not anticipated that the proposed development will not generate any additional noise given the function of a snooker hall being very quiet by its very nature. The 5 a side football pitch next for may have more of an acoustic issue than the proposal being put forward.

2.12 Visual context

The site is situated adjacent to Toad Lane and can be viewed from neighbouring roads also.



2.14 Constraints and Opportunities

Constraints

- Height and proportions of the existing building
- Proximity of the 5 a-side football pitch

Opportunities

- Introduction of a external fire escape
- Provision of a principle access point to the community section of the building

3.0 Socio-Economic Context

3.1 The ground and first floor of the application site currently operates as kitchen design manufacturer with the remaining floors vacant.

4.0 Context Analysis

4.1 Neighbourhood Character Assessment

The residential areas surrounding the application site contains good examples of 19th and 20th Century principally two storey dwellings, there is a mix of fairly typical post war residential areas in featuring a variety of housing types including terraced, semi- detached and detached single and two storey properties as well as new domestic units recently constructed by RBH.

4.2 Red brick is commonly used as a construction material in these properties, although there are numerous examples of buildings which have been faced with painted render. Roofs are commonly slate where original.

5.0 Planning Context

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of applications and appeals under the Planning Acts Should be in accordance with the development plan unless material considerations indicate otherwise.

5.2 The documents comprising the development plan in this case are as follows:

5.3 Whilst the Local Development Framework (LDF) comprise the planning policy framework against which decisions on applications are taken, it is considered that in light of the nature and scale of the proposed development, the Broxtowe Local Plan (September 2004) provides the most relevant planning policy in this case.

5.4 Rochdale Core Strategy

5.5 The Core Strategy Plan was adopted in 2016. The following policies are of particular relevance to the consideration of the proposed development.

5.6 Policy 10.26:

important that protected open land is not released for development unless the need to do so can be justified, that the site is in a sustainable location, taking account of the Spatial Strategy, for the intended use and that it does not have a harm important landscapes or green features or local residential amenity.

5.7 Planning permission will not be granted for development which does not include each of the following criteria where relevant:

5.8 a) Location and setting

- b)** Communities
- c)** Measures to assist in waste minimisation and recycling;
- d)** SO1 - To deliver a more prosperous economy
- e)** E1 - Establishing thriving town, district and local centres
- f)** E2 - Increasing jobs and prosperity
- g)** E3 - Focusing on economic growth corridors and areas
- h)** E5 - Encouraging the visitor economy
- i)** E6 - Supporting and diversifying the rural economy
- j)** C8 - Improving community, sport, leisure and cultural facilities

6.0 The Proposal

6.1 The proposal is for the change of use of second and third floors of the mill with a new lobbied access point into the building including minor alterations to the building façade, namely a new fire escape staircase and a flue.

6.2 The introduction of the new access is required to provide a separate principle point of access to the community centre facilities which are considered to be separate to the Kitchen design units on ground and first floor facilities internally. This in turn will effectively provide the opportunity to utilize the building in two halves.

6.3 The Mill currently houses all administration in one central office. The proposal is to form a second office to administer the Snooker Hall separately.

7.0 Access

7.1 Careful consideration has been given to access with the proposal offering fully DDA compliant spaces for residents, staff and visitors.

8.0 Character: amount of development

8.1 Having assessed the site, identified opportunities and constraints, we now go onto address the more detailed design of the scheme, starting with use and amount. The remainder of the statement continues explains the logic of the scheme and its different elements.

9.0 Layout

9.1 The layout of lobby has been located adjacent to the proposed office in order that human surveillance over the entrance is introduced.

9.2 Scale

9.3 The scale of the proposed lobby has been designed to be as minimal as possible.

11.0 Appearance

11.1 It is envisaged that the completed development will present a well finished, neatly maintained development in keeping with its surroundings.

11.2 All proposed materials are to match existing including, white UPVC doors, windows and Brickwork, the flat roofing system is a proprietary GRP system.

11.3 Whilst the application site is near the Town centre Conservation Area it is considered that the location, orientation and scale of the proposal will not have any impact of the Conservation Area.

12.0 Crime Prevention

12.1 The proposal offers the opportunity for natural surveillance over the application site area by both staff and building users.

13.0 Conclusion

13.1 It is respectfully submitted that the proposed development would enhance the character and appearance of the locality, whilst providing a betterment to the building layout and thus its occupants.

13.2 For all the reasons above, the proposed development is in accordance with the thrust of local planning guidance and the provisions of the Local Plan.

13.3 It is respectfully requested that the Local Planning Authority grants permission for the proposed development, subject to any reasonable and necessary conditions.



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