

Land On the Corner of Mellor Street/College Bank Way, Rochdale, OL12 6XD

Proposed erection of a drive-through restaurant

SEQUENTIAL TEST REV A
MARCH 2024

REPORT CONTROL

Document Type	Sequential Test - Main Town Centre Use Assessment
Project	Mellor Street, Rochdale
Client	Rochemont Ltd
Job Number	24-1730

Document Checking

Primary Author	Mike Sproston
Contributor	Gabriela de Amorim
Reviewer	Josh Hellawell

Revision Status

Issue	Date
Draft V1	01/03/2024
Draft V2	11/03/2024
Final	12/03/2024

CONTENTS

1	INTRODUCTION
----------	---------------------

2	PLANNING POLICY CONTEXT
----------	--------------------------------

3	SEQUENTIAL TEST
----------	------------------------

4	CONCLUSION
----------	-------------------

APPENDIX A – Search Results

APPENDIX B – Evaluation

/1 INTRODUCTION

- 1.1. This Main Town Centre Use Assessment supplements the planning application submitted to Rochdale Borough Council (the 'Local Planning Authority') for the proposed erection of a drive-through restaurant ('the proposed development') on the land at the Corner of Mellor Street and College Bank, Rochdale, OL12 6XD ('the site').
- 1.2. The planning application has been made to Rochdale Borough Council as a full planning application, allocated LPA ref. 22/00370/FUL. The application was validated on the 5th of July 2022. It is pertinent to note that this Main Town Centre Use Assessment is a revised version, with the initial version submitted as part of the full application considered to be out of date.
- 1.3. The supporting Planning Statement provides a detailed description of the site and assessment of the proposals in relation to the relevant planning policies. An extract of the plan of the proposed development can be seen below in Figure 1, while the indicative elevations are shown by Figure 2, also below.

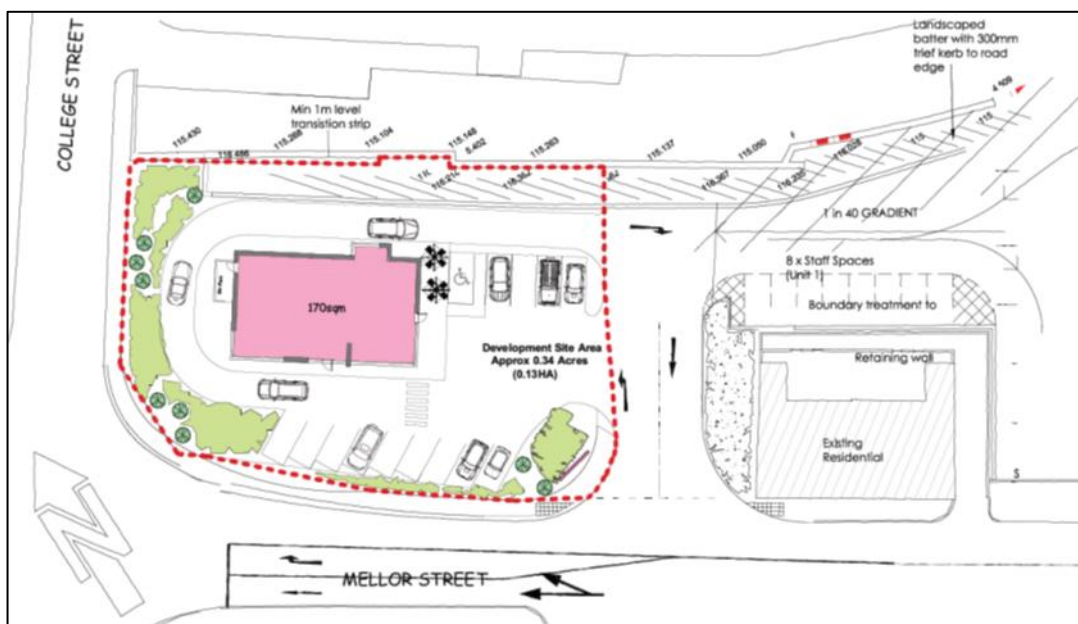


Figure 1: Proposed development



Figure 2: Proposed development

- 1.4. As part of this application, the applicant is required to undertake a sequential test as the proposals relate to the erection of a drive-through restaurant, which Annex 2: Glossary of the National Planning Policy Framework (NPPF) defines as a main town centre use, with the application site located outside of a defined centre.
- 1.5. In line with the above and in accordance with Adopted Core Strategy Policy E1, a sequential test has been carried out. This Statement provides the results of this test in the context of the relevant planning policy.

/2 PLANNING POLICY CONTEXT

- 2.1. The adopted Development Plan for the application site comprises the Rochdale Borough Core Strategy (2016), and the Greater Manchester Joint Waste Development Plan. The site is allocated as being within a Mixed Employment Area within the Defined Urban Area as identified in the 'saved' UDP and is also within an 'out-of-centre site'. However, there is still an identified need to demonstrate that no suitable site exists within an existing centre or edge of the centre for the proposed development. Therefore, a sequential test has been undertaken.
- 2.2. An extract from the Policies Map associated with Rochdale Borough Council saved UDP is provided in Figure 3 below to illustrate the designation of the application site.



Figure 3: Extract from the Unitary Development Plan

- 2.3. As shown above, the site lies within a 'Mixed Employment Area' under Saved Policy EC/3 of the Rochdale Borough Unitary Development Plan (adopted June 2006). This Policy states that:

"Within Mixed Employment Zones development and change of use will be permitted for the following employment generating uses (Use Classes Order in brackets):

- a) *Business uses (B1);*
- b) *General industry (B2);*
- c) *Warehousing and distribution (B8), builders' and plumbers merchants, timber suppliers, plant hire depots and other outlets providing a service to the trade, subject to conditions regulating the goods sold and the hours of opening;*
- d) *'Sui generis' uses such as the motor trade, including car and caravan showrooms, petrol filling stations, tyres and exhaust centres and car washes;*
- e) *Entertainment, leisure and tourism uses, that if they are major will also have to comply with policy LT/4 "Major Built Leisure and Tourism Developments".*
- f) *Retail uses that comply with policy S/9 "Shops in Industrial Premises". Other uses will not be permitted unless it can be shown that they are:*
 - i. *Ancillary and complementary (both in terms of size and function) to the industrial and business nature of the employment area; or*
 - ii. *The development forms part of a wider regeneration proposal supported by the Council, within the regeneration priority areas defined by policy G/R/1, and a use other than those permitted above would be more appropriate to achieving the local and strategic objectives of the regeneration programme."*

2.4. It is pertinent to note that Use Class B1 now falls within Use Class E. Furthermore, it is also important to emphasise that the policies referred to in the above text, including LT/4, S/9, and G/R/1 have all been replaced within the Adopted Core Strategy, and are no longer of relevance.

2.5. Nevertheless, Policy EC/3 is supportive of a broad mixture of different uses in the designated mixed employment areas, with the supporting text noting that these areas:

"Contain a wide variety of uses which, whilst not industrial, are commercial and employment generating activities and are compatible with industrial activity. Such uses can assist with the redevelopment of sites and premises, urban regeneration and the creation of employment."

2.6. Indeed, the above shows that the Council appreciate that a mixture of different uses at one site which complement one another can enhance the vitality of such sites. It is pertinent to

note that a drive-through is not a trip-generating use in its own right and as such, there is a need for such services to be located within the vicinity of complementary trip-generating uses, with linked trips to the drive-through – this is a fundamental locational requirement of the development, which limits the potential location of developments.

- 2.7. Policy E1 of the Core Strategy states that the Council seek to focus retail, leisure, cultural, office, residential, and other development within the Borough's town centres, to promote the viability and vitality of all the Borough's town centres, to maintain them as thriving and sustainable centres and the preferred shopping and leisure destinations for people living, working, and visiting the borough.
- 2.8. Policy E1 also seeks to maintain and promote the following hierarchy of retail centres within the borough. This policy further notes that proposals should promote a scale of retail and leisure development in the below centres that is appropriate to their size, catchment and role taking into account the most up to date retail capacity figures.
1. Rochdale town centre - which is the borough's principal town centre and a centre of sub regional significance;
 2. Middleton town centre - second largest centre;
 3. Heywood town centre - third largest centre;
 4. Littleborough town centre - fourth largest centre;
 5. Milnrow district centre - meets local daily convenience shopping needs;
 6. Castleton local centre - to be promoted as a district centre to meet local daily convenience shopping needs.
- 2.9. In additional to the above, Policy E1 provides further guidance, noting that when considering proposals for main town centre uses the council will:
- a) Require the application of the sequential approach, where the application site is not in an existing centre and not in accordance with an up to date development plan;*
 - b) Require an impact assessment for retail, leisure and office where the proposed application exceed the locational requirements floorspace thresholds set out in the*

- reasoned justification below. This should include an assessment of the proposals within a defined catchment area and wider depending on the size of the application;*
- c) Seek to ensure that the number of non A1 retail uses at ground floor level in Primary Shopping Frontages does not exceed 20% of its total length;*
 - d) Seek to ensure a high proportion of A1 retail uses in the Secondary Shopping Frontages whilst accommodating, where appropriate, a wider range of other retail and town centre uses;*
 - e) Support a change of use of a vacant retail unit (marketed for at least 6 months for retail use) in a Primary Shopping Frontage and Secondary Shopping Frontage where applicants can demonstrate that the use will clearly assist, and not harm, the vitality and viability of the centre; and*
 - f) Support the provision of small scale shops and services to meet local needs outside centres, including in Employment Zones, where:*
 - ii. They are in a location that is not, or will not be, reasonably served by an existing or proposed centre or local shop;*
 - iii. There are no suitable vacant shops nearby; and*
 - iv. They will be accessible to local residents / workers on foot.*

2.10. Policy E1 of the Core Strategy states that the council will:

"Only consider out of centre development when there are no suitable sites in, or on the edge, or well connected to, the town centre, district centres or local centres and the proposal would cause no significant overall impact on the existing centres vitality and viability."

National Planning Policy Framework (December 2023)

- 2.11. Chapter 7 of the NPPF sets out policies relating to town centres and main town centre uses. The glossary contained within Annex 2 of the NPPF confirms that main town centre uses are broad-ranging, including retail development, leisure, entertainment more intensive sport and recreation uses, as well as drive-through restaurants, amongst other uses.
- 2.12. Paragraph 91 requires proposals for main town centre uses to demonstrate accordance with the sequential test where they are not located in a town centre location and are not in accordance with an up-to-date plan (i.e., not allocated for such uses). In applying the

sequential test, Para. 91 confirms that main town centre uses should be located in town centres then in edge of centre locations, and only if suitable sites are not available (or not expected to become available within a 'reasonable period') should out-of-centre locations be considered.

2.13. Paragraph 91 of the NPPF clarifies that:

"Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered."

2.14. Adding to the above, Paragraph 92 of the NPPF states that:

"When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored."

2.15. Paragraph 92 is written to ensure that preference is given to accessible sites which are well connected to the town centre; however, it also requires applicants to demonstrate flexibility on issues such as format and scale through the application of the test.

2.16. In terms of what is meant as town centres within Paragraphs 91-94, the NPPF Glossary at Annex 2 confirms that town centres are:

"Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres."

- 2.17. Paragraph 94 states that when assessing applications for retail and leisure development outside town centres, which are not in accordance with an up-to-date plan, local planning authorities should require an impact assessment if the development is over proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500m² of gross floorspace).
- 2.18. Paragraph 95 confirms that where an application fails the sequential test or is likely to have a significant adverse impact on one or more of the impact considerations set out at paragraph 94, it should be refused.
- 2.19. Paragraph 110(a) confirms planning that policies should *"support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities."*

Planning Practice Guidance (PPG)

- 2.20. The PPG provides guidance relating to the application of the sequential test highlighting the need for any assessments to be proportionate and appropriate to the proposed development and reiterating the need to demonstrate flexibility in the format and scale of the proposed development.
- 2.21. The PPG confirms that the impact test only applies to proposed exceeding 2,500 square metres of gross floorspace unless a different locally set threshold is set by the local planning authority. In considering the application of the impact test, the PPG confirms that:
- Impact should be tested over an appropriate period of up to 5 years from application submission (or up to 10 years for major/complex schemes);
 - The impact test should be undertaken in a proportionate and locally appropriate way; and
 - Providing details on the general approach/methodology for the application of the impact test.

Policy Requirement Conclusions

- 2.22. As the site is located outside a defined town centre and the proposal includes a main town centre use, Policy E1 is provisionally engaged. However, it is pertinent to note that an impact assessment will not be required as the size of the site is not above the locational requirements floorspace thresholds stated in the supporting text of Policy E1.
- 2.23. Paragraph 7.15 of the adopted Core Strategy explains that for District/Local Centres the threshold is 500m² and above, further noting that *"impact assessment will be dependent upon the floorspace proposed, the catchment area of the proposed development and the centres which fall within that catchment area."* The proposed development falls way below this threshold, with a gross footprint of 170m².
- 2.24. In conclusion, the proposed development does not generate conflict with Policy E1 and a Retail Impact Assessment is not required.

/3 SEQUENTIAL TEST

- 3.1. In policy terms, as a main town centre use is being proposed in an out-of-centre location, it is necessary to demonstrate that there are no available, suitable, and viable sequentially preferable sites that could accommodate the proposed development. The proposed drive-through restaurant is to have a Gross Internal Area (GIA) of 170sqm², on a site of 0.13 hectares.
- 3.2. The full application is accompanied by a Transport Statement that forms part of the planning application. Without repeating the findings of this document, it notes that the application site benefits from very high levels of accessibility, being within walking distance of the Rochdale town centre and numerous transport links including a bus station, rail stations, and Metrolink stops.
- 3.3. The site lies within a mixed-use employment area, which contains a plethora of local businesses, including commercial, retail, and leisure uses, while Rochdale Sixth Form College is also in proximity. As such, it is also envisioned that this site will be attractive to local employees who could utilise the services on their lunch breaks or as additional meeting places. Given the proximity of the above uses, it is likely that local employees could feasibly walk to the site, with illuminated footpaths along this extent of the A6060.
- 3.4. Furthermore, the Transport Statement notes that the proposed development is located in an area where the highway network is already well utilised by passing vehicular traffic, predominately associated with the adjacent supermarket and commercial uses on the edge of Rochdale Town Centre. The Transport Statement notes that roughly 90% of the total trips to the site will be 'pass-by' trips already routing along Mellor Street or will be 'diverted' trips which are already on the highway network in the vicinity of the site but not passing the site access, with only 10% of trips 'new'.
- 3.5. As aforementioned, the primary purpose of a drive-through is to predominately cater to motorists, in this instance it is likely that those travelling along Mellor Street and College Road could conveniently stop at this site, whereby drivers can grab a quick snack or beverage, without leaving their vehicles. The proposals offer an opportunity for commuters heading to and from Rochdale Town Centre, particularly those travelling from the north-

west of the Borough, in predominately residential areas such as Cutgate. The services will allow commuters to grab refreshments on their way to work, instead of elsewhere within the already busy Town Centre.

- 3.6. Irrespective of the above, it is important at the outset to correctly interpret and apply the sequential test, taking into account case law and relevant appeal decisions. For example, as highlighted in the Dundee (March 2012)¹ case, the Supreme Court ruled that '*suitable*' means '*suitable for the development proposed by the applicant*' and the Secretary of State in the Rushden appeal decision (June 2014)², further confirmed that the sequential test needs to be considered in the context of the specific development proposed by the applicant, and not simply a '*class of goods*' approach or some attempt at disaggregation that might otherwise seek to accommodate elements of the proposed development on a smaller, sequentially preferable site.
- 3.7. In addition to the above, the decisions at the land west of A6108 Barracks Bank, Scotch Corner, North Yorkshire, DL10 6NT (PINS ref: APP/V2723/V/15/3132873³ & APP/V2723/V/16/3143678) are of importance. Within the above decisions, the Inspector states at Paragraph 11.7 that:

"In carrying out the sequential test it is acknowledged that whilst the Framework paragraph 24 indicates that applicants should demonstrate flexibility on issues such as format and scale, it does not require the applicant to disaggregate the scheme. The sequential test to see if the application, i.e. what is proposed, can be accommodated on a town centre site or on sequentially preferable sites."

¹ Case [2012] UKSC 13 - Tesco Stores Limited (Appellants) v Dundee City Council (Respondents) (Scotland) <https://www.supremecourt.uk/cases/docs/uksc-2011-0079-judgment.pdf>

² Appeal Reference: APP/G2815/V/12/2190175, applicant LXB RP (Rushden) Limited - https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/319505/Called-in_decision_-_Rushden_Lakes_Retail_Park_ref_2190175_11_June_2014_.pdf

³ [2016] A6108 Barracks Bank, Scotch Corner, North Yorkshire, DL10 6NT [Appeal-Decision-Scotch-Corner-Outlet.pdf](#) (landmarkchambers.co.uk)

3.8. Similarly, the decision at Warners Retail (Moreton) Ltd v Cotsworld District Council & Ors [2016] EWCA Civ 606⁴ is also of pertinence. At Paragraph 30 of the decision, it is stated that:

""Under Paragraph 24 of the NPPF both applicants and local planning authorities are expected to 'demonstrate flexibility on issues such as format and scale. What bounds can reasonably be set on an applicants' preference and intentions as to "format and scale" in any individual case will always, and necessarily, depend on the facts and circumstances of that particular case. The policy in paragraph 24 of the NPPF should not be seen as prescriptive in this respect. It is plainly not."

3.9. Whether, therefore, a site is considered suitable for the commercial requirements, clearly needs to be considered in light of the specific application proposal. The decisions referred to above assist in demonstrating how the sequential test should be lawfully and properly applied.

3.10. Whilst we acknowledge the requirement for some flexibility in applying the sequential test, as referred to in the National Planning Practice Guidance (PPG), this needs to be applied sensibly in the context of scale and format, as it is not the purpose of national or local planning policy to require a developer to seriously compromise their proposal by requiring them to disaggregate it into its constituent parts. Indeed, the Secretary of State in the Rushden decision expressly acknowledges that the NPPF does not require an applicant to disaggregate in any way a specific development proposal.

3.11. Therefore, it would be wholly unreasonable to expect the applicant / retailer to amend a proposal to the extent that it no longer meets their business requirement and becomes unviable. In order that the sequential test is properly applied, it is therefore necessary to consider the proposed development as a whole for which planning permission is sought, which includes a drive-through restaurant (Use Class E(b)).

3.12. In line with planning policy requirements, this sequential test considers potential alternative, sequentially preferable sites that could accommodate the development (along with associated landscaping and parking provision, while also having appropriate access

⁴ Warners Retail (Moreton) Ltd v Cotsworld District Council & Ors [2016] EWCA Civ 606

arrangements) on a site of 0.13 hectares, allowing for a reasonable degree of flexibility, focusing upon the defined centres identified within Policy E1 of the Core Strategy identifies the retail hierarchy of the planning authority area.

- 3.13. The search assessed sites that are within a 20-minute driving catchment. To cover all the areas within the hierarchy identified in Policy E1, a 3-mile radius search of Rochdale was conducted.

Availability

- 3.14. The NPPF at Paragraph 91 sheds light on the correct interpretation of this aspect of the test, and states:

Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.

- 3.15. Importantly, it does not ask whether such sites are likely to become available during the remainder of the plan-period. However, it demonstrates that sites must be available within a reasonable period of time, in order to avoid prejudicing town centre or edge of centre sites that are in the pipeline but not available straight away.

Suitability

- 3.16. Suitability relates to whether the proposed development can be reasonably and successfully located at a particular site. There are a number of key considerations in this respect.
- 3.17. As previously indicated, the test is only relevant in the context of the 'requirement' the proposed development will meet. The introduction of a drive-through restaurant is seen as a sensible introduction to the area, along a developed street, adjacent to a supermarket, which is a complementary trip-generating use, and other fast-food outlets.
- 3.18. In this respect, it is considered that this site caters for the needs and services of both commuters passing by, as well as the staff of the surrounding nearby businesses in the area, who are likely to frequent the premises on their lunch breaks.

- 3.19. Additionally, one might argue that a drive-through is more suitable for areas outside of town centres rather than in busy town centres, where traffic congestion is more likely to occur.

Viability

- 3.20. Sites should not present any obvious economic obstacles to the proposed development.

Assessment

- 3.21. For the purposes of our sequential examination, the assessment focuses on available sites within those centres identified in Policy E1.

- 3.22. A thorough search of land / buildings for sale with a minimum size area of 0.13 hectares was undertaken on the 5th of March 2024 via the following:

- Rightmove, Prime Location, and Zoopla's online search engines;
- Websites of three local independent commercial agents including Savills; Barton Kendal Commercial; and Roger Hannah;
- Sites with Extant Consent;
- Sites Subject to Live Applications;
- Windfall Sites; and
- Allocated Sites.

- 3.23. Full search results are shown in Appendices A and B. Only sites of a similar size to the application site have been considered in more detail.

- 3.24. No suitable sites (both for rent and for sale) which could accommodate the proposed development were found.

- 3.25. Following a thorough search within the defined centres, no sites were found that could accommodate the proposed development. The sites documented within Appendix A are of adequate sizes that could accommodate the development, yet all have constraints which would prohibit the proposed development. These are documented in further detail in Appendix B.

Summary

- 3.26. The findings of the sequential test are unsurprising, largely due to the specific operational requirements of the proposed development, with the defined centres offering limited opportunities to fulfil these needs. To reiterate, the proposals relate to the erection of a drive-through, which is not a trip-generating use, with the vast majority of trips diverted from primary destinations, as per the conclusions of the Transport Statement.
- 3.27. At the application site, there are a plethora of commercial, industrial, and retail uses that are primary destinations, and it is envisioned that a significant number of trips to the site would be diverted from those travelling to the compatible uses nearby. As such, the proposals are deemed to complement the wider uses and make appropriate use of the siting along a major local highway and arterial route.
- 3.28. The defined centres are broadly characterised by more traditional shopping centre units, existing small-scale retail shops, and more modern leisure and retail uses interspersed in largely pedestrianised areas that are unsuitable for drive-through uses. Furthermore, a number of the sites identified in the primary searches relate to larger commercial and industrial units or 'sheds' that again are pre-fabricated and are not suitable for the proposals.
- 3.29. It is evident that the vast majority of sites with extant planning consent for similar types of development have already been implemented, or are likely to be implemented in due course. Additionally, the draft allocated employment sites evaluated are of an adequate size to accommodate the proposals, yet each of the sites have their own unique constraints that would prevent their development to create a drive through.
- 3.30. There is a distinct lack of sites within the designated Town Centres and nearby local centres to accommodate a development of this size, with the vast majority of properties available failing to meet the specific locational requirements of the applicants.
- 3.31. The site is located in a mixed-use area with an array of businesses, including commercial, retail, and industrial uses in proximity, while Rochdale Sixth Form College is also local to the site. In this regard, it is likely that given the complementary uses nearby, the vast

majority of trips to the site will be from those travelling to the nearby uses identified, particularly commuters travelling to the town centre and those who work nearby.

- 3.32. Taking into account all the above, it is clear that there are no sites identified in the sequential search that are suitable, available and viable to accommodate the application proposal.

/4 CONCLUSION

- 4.1. Having considered the availability of sites within the defined centres of the Rochdale Borough, it has been concluded that there are no sequentially preferable sites that could accommodate the proposals, with the specific requirements of the proposals requiring not only the land to accommodate the proposals but also the logistics behind the desired location, sited along major highways in proximity to complementary trip-generating uses.
- 4.2. The summary of the result of the sequential test within this Statement represents a sensible interpretation and application of the sequential approach towards site selection. To reiterate, there are demonstrably no sequentially preferable alternatives that are available or suitable and consequently, the application site, is still, in our view, an appropriate location for the proposed development. Therefore, the benefits associated with the proposed development significantly outweigh any potential harm.
- 4.3. For the reasons identified within this Statement, it is considered that a satisfactory sequential test has been carried out to demonstrate compliance with Section 7 of the NPPF and it is clear that planning permission for the proposed development should not be withheld on sequential grounds.

APPENDICES



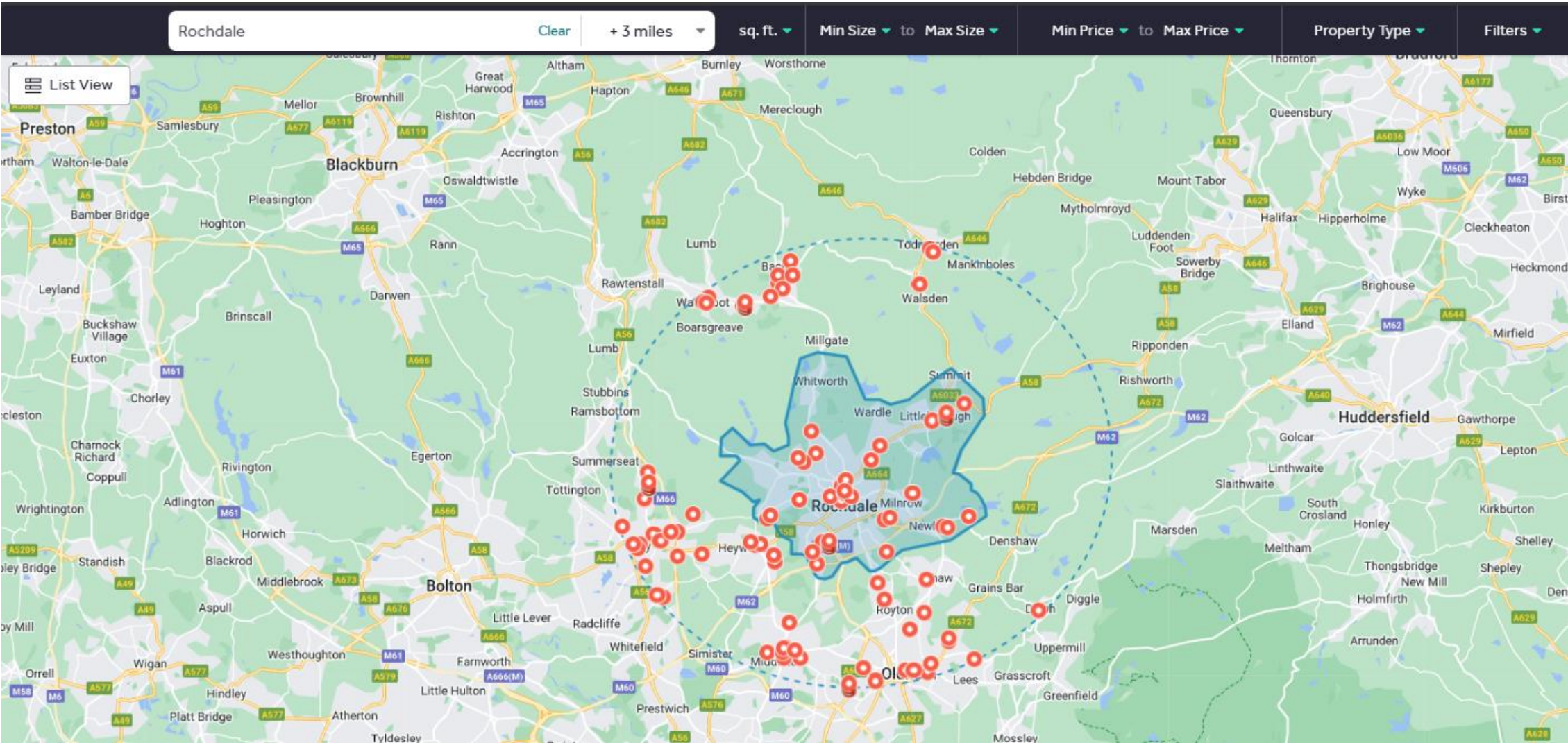
2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

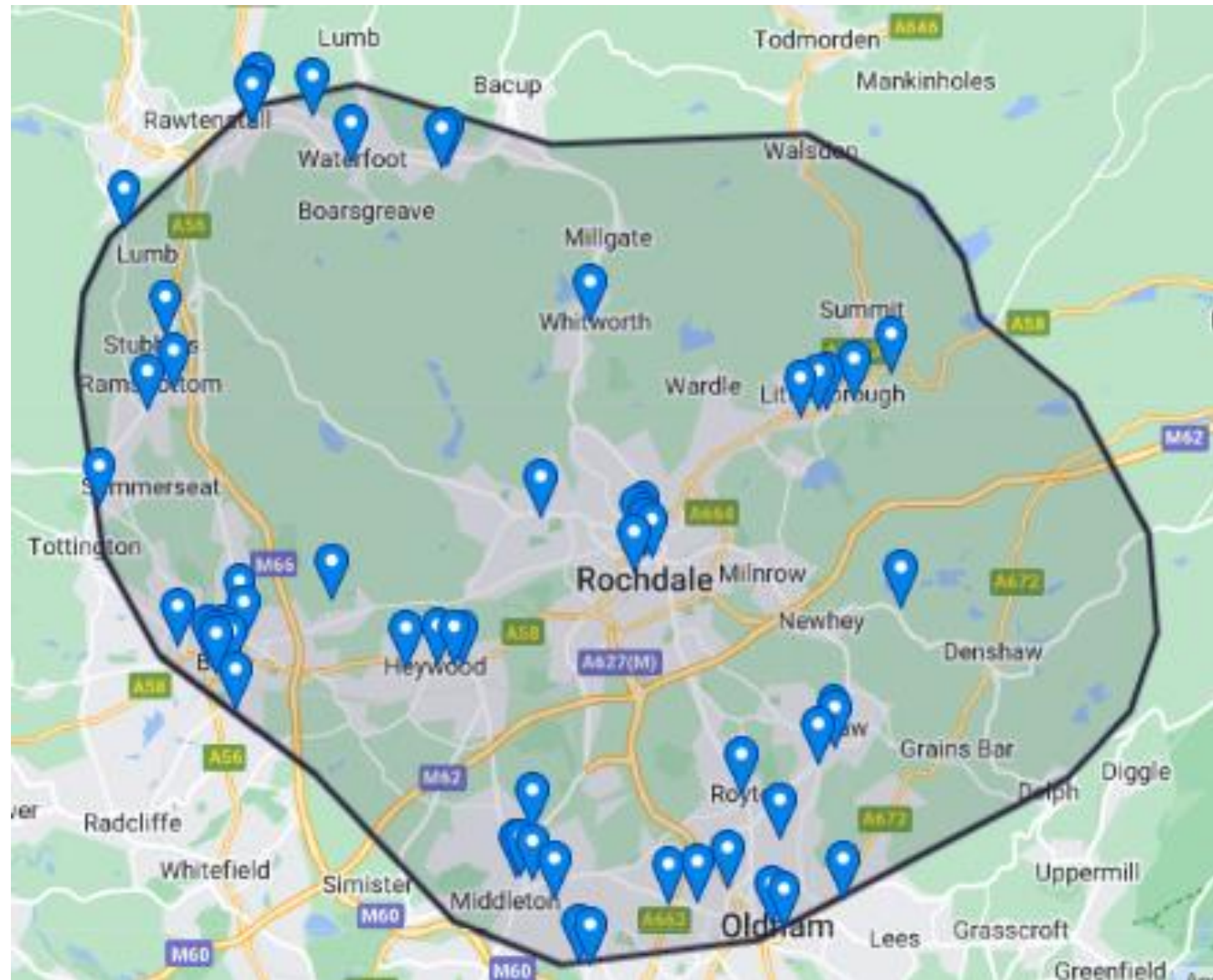
01772 369 669

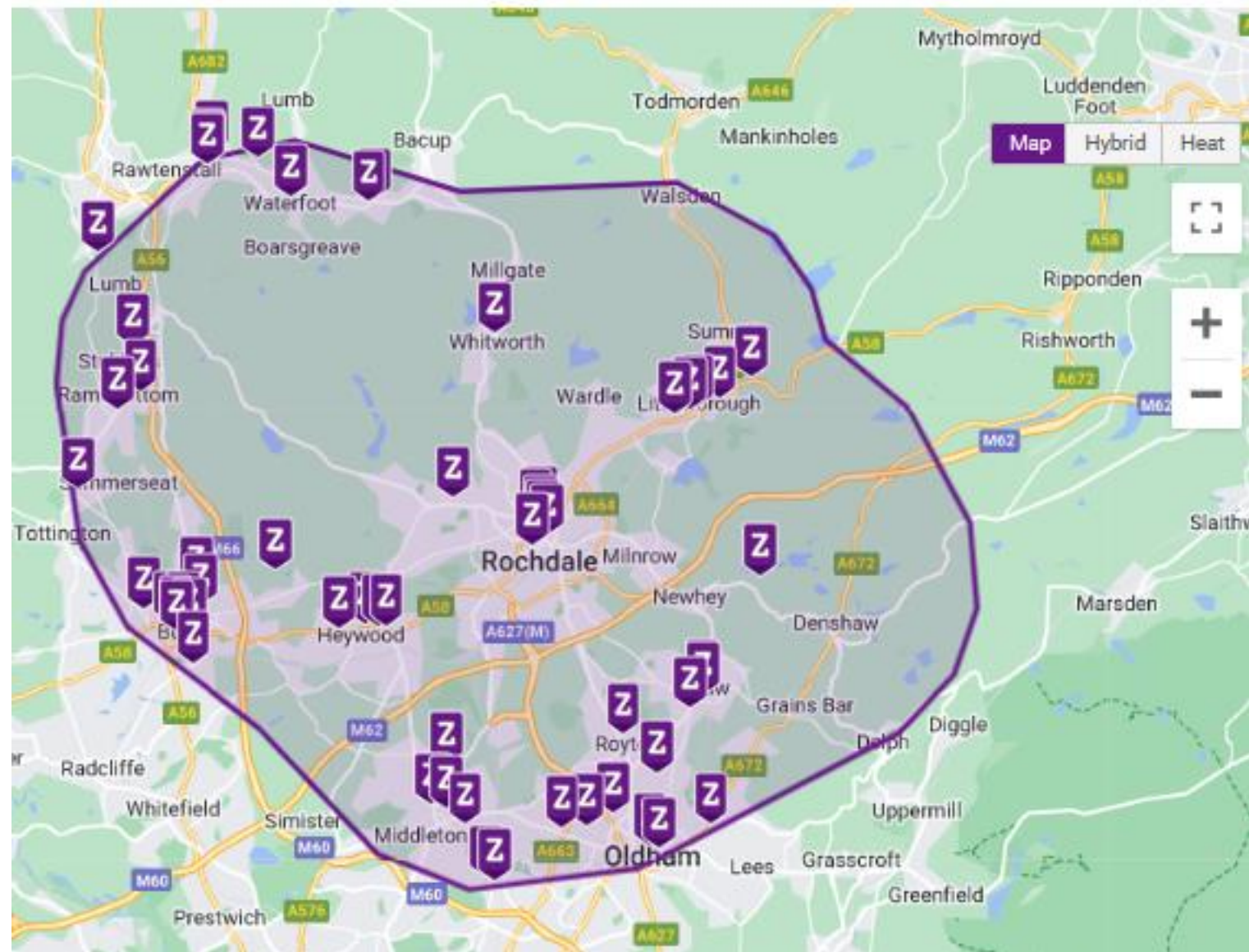
www.pwaplanning.co.uk

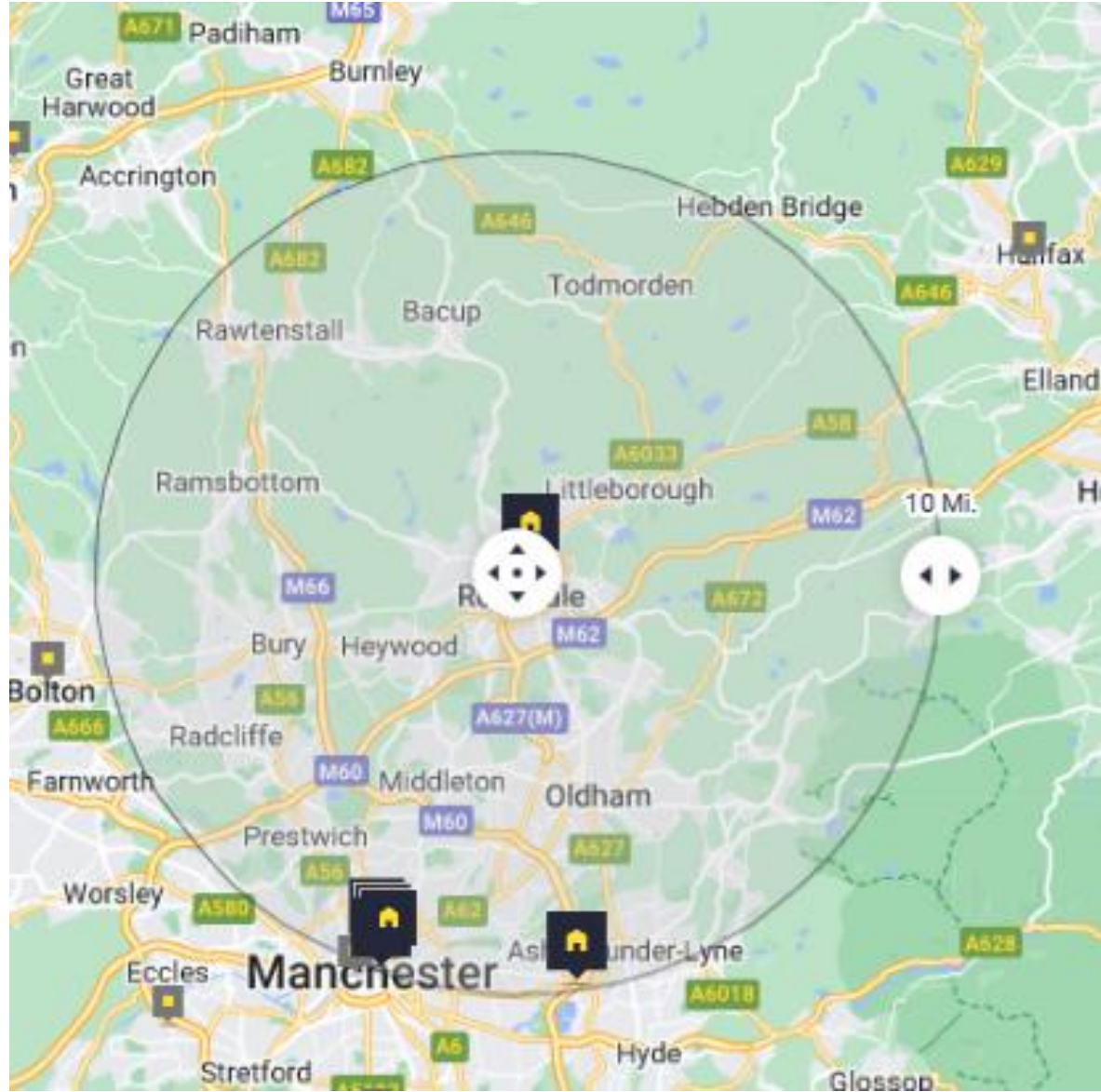


Appendix A













Adam Sanderson
Leeds (Retail)
0113 244 0100
[Contact now](#)



Steve Henderson
Leeds (Retail)
+44 (0) 113 220 1206
[Contact now](#)

Retail 1,791 sq ft (166.39 sq m)





Adam Sanderson
Leeds (Retail)
0113 244 0100
[Contact now](#)



Steve Henderson
Leeds (Retail)
+44 (0) 113 220 1206
[Contact now](#)

Retail 2,603 sq ft (241.83 sq m)





Jonathan Netley
Manchester (Retail)
+44 (0) 161 602 8217
[Contact now](#)



Sophie Atherton
Manchester (Retail)
+44 (0) 161 236 8644
[Contact now](#)

Retail 1,826 to 4,332 sq ft (169.64 to 402.46 sq m)





Charlie Greenhalgh
Manchester (Retail)
+44 (0) 161 277 7213
[Contact now](#)

Retail 220,000 sq ft (20,438.66 sq m)





Jonathan Netley

Rent on application

Unit 1, Swan Street House

New Cross, Manchester, M4 5JU

2,603 sq ft (241.83 sq m)

£55,000

per year

- Unit located in a new BTR development
- Situated within New Cross area of the £1bn Northern Gateway regene...

Retail 2,603 sq ft (241.83 sq m)

130 Market Street

Manchester, M60 1AY

1,826 to 4,332 sq ft (169.64 to 402.46 sq m)

£300,000

per year

- The property occupies the most prominent corner position in Manc...
- Prominent well configured units with clear layout
- Suitable for a variety of uses
- Surrounding occupiers include Primark, Costa Coffee, Starbucks, ...

Jonathan Netley
Manchester (Retail)
+44 (0) 161 602 8217
[Contact now](#)

Retail 1,826 to 4,332 sq ft (169.64 to 402.46 sq m)

Snipe Retail Park

Snipe Way, Ashton-under-Lyne, OL7 0DN

220,000 sq ft (20,438.66 sq m)

Rent on application

Charlie Greenhalgh
Manchester (Retail)
+44 (0) 161 277 7213
[Contact now](#)

Retail 220,000 sq ft (20,438.66 sq m)

52-56 Yorkshire Street

Yorkshire Street, Rochdale, OL16 1JW

45,370 sq ft (4,215.01 sq m)

Rent on application

- Assignment of Sub Lease Available
- Property is available as a whole or on a split

Jonathan Netley

Other commercial
Searched area

Buy
Rent
All prices
Any size

We couldn't find any results in your search area but there are 1 results nearby



Denton Conservative Club

Denton, M34 2AF

0.10 Ac (0.04 Ha)

Excess of £200,000

- Two Storey End Terraced Social Club
- First Floor Catering Kitchen



Jeff Wraith
Manchester (Leisure)
+44 (0) 161 602 8666
[Contact now](#)

Leisure 0.1 Ac (0.04 Ha)

Highest price first 10 per page 23 p

Search



View



INVESTMEN
Large Multi-
sq.ft - apprc
[Read more :](#)

View

View

View

INVESTMENT
Rochdale Office
PREMISES TO
Floor: Let to

TO LET - Ph
REFURBISH
Within 1 mil
spaces) • 7 c

TO LET - Un
2SX 43,417 !
unit + Two-s
Read more :



TO LET Various Units, Whitehall Street, Rochdale

TO LET Various Units, Whitehall Street, Rochdale Industrial/Manufacturing/ warehouse/storage 58,628 Sq Ft (5,446.78 Sq M) 0.428 Acres (0.17 Hectares) PRIME TOWN CENTRE LOCATION, OFF J20... [Read more »](#)

RENT FROM £5 per sq.ft

[View](#)



TO LET, The Rope Works, Schofield Street, Heywood

TO LET, The Rope Works, Schofield Street, Heywood 3 storey Mill with single storey extension. circa 7,000 sq.ft Suitable for a variety of uses subject to planning. Large yard (may split and... [Read more »](#)

Price on Application

[View](#)



TO LET/MAY SELL - Part Sladen Wood Mill, Littleborough OL15 9EW

TO LET / MAY SELL - Part Sladen Wood Mill, Todmorden Road, Littleborough. OL15 9EW * Large mill premises on a busy main road * 30,350 sq.ft (2,820 sq.m) approx * Loading bay with roller... [Read more »](#)

Rent from only £2.75 psf - Asking Price £875,000

[View](#)



Unit 1 Haynes Street, Rochdale. OL12 0HE - MODERN DETACHED WORKSHOP UNIT WITH EXTENSIVE GOOD QUALITY INTERNAL OFFICES

TO LET - Modern detached workshop unit with extensive good quality internal offices. 5,120 ft2 (475.7m2) Detached unit adjacent to Town Centre Extensive quality office accommodation New Lease... [Read more »](#)

Annual Rental Of
£25,000



TO LET - New Units -Hey Business Park, Buckley Road, Rochdale

TO LET (MAY SELL) - New Units -Hey Business Park, Buckley Road, Rochdale. OL12 9DJ 2 x Brand New workshop/ warehouse units. Unit 1 - circa 4,700 sq.ft - £9.50 per sq.ft Unit 2 - circa 11,000... [Read more »](#)

Annual Rental Of
£93,500

[View](#)



TO LET - River Works River Street, Heywood

TO LET - River Works, River Street, Heywood, OL10 4AB Single Storey Warehouse with offices 6,429 sq.ft Location The unit is situated on River Works, River Street. The property is within 1mile of... [Read more »](#)

Annual Rental Of
£30,500 (exclusive)

[View](#)



TO LET - UNIT 10, LOGIC at KINGSWAY BUSINESS PARK, ROCHDALE

TO LET - UNIT 10, LOGIC at KINGSWAY BUSINESS PARK, ROCHDALE New Warehouse / Industrial Units - 6,513 sq ft Relatively new single storey industrial/warehouse unit • Modern Industrial / workshop... [Read more »](#)

Annual Rental Of
£62,000 + VAT

[View](#)



TO LET - Unit 5 Transpennine Trading Estate, Gorrells Way, Rochdale

TO LET - Unit 5 Transpennine Trading Estate, Gorrells Way, Rochdale OL11 2PX. Warehouse/Industrial Unit - 6,060 sq.ft (563 sq.m) • Popular commercial estate • Prominently situated •... [Read more »](#)

Price on Application

[View](#)



TO LET - Variou Sandbrook Par

TO LET Various Office : Rochdale. OL11 1RY Of approximate sizes: 700... [Read more »](#)



TO LET (MAY SI Workshop/War Manchester

TO LET (MAY SELL) Re Lane, Manchester A de undergoing an extensl power... [Read more »](#)



TO LET (MAY SE Hamer Lane, R

TO LET (MAY SELL) - In OL16 2UL * Workshop/ approx * Gated and fee 3.6m... [Read more »](#)



TO LET (MAY SE Lane, Heywood

TO LET (MAY SELL) - B OL10 2DY Modern 2 str position on Green Lan Excellent access to mo

PROPERTY SEARCH

TENURE

PROPERTY TYPE

2 SELECTED

PROPERTY SIZE (SQ FEET)

SEARCH AREA (MILES)

SEARCH BY STREET, POSTCODE, ETC

SEARCH NOW

MAP VIEW

COMMERCIAL PROPERTY FOR SALE / TO LET

Browse through our vast selection of **commercial property for sale / to let** or contact our team of experts.

VIEW SHORTLIST

4 MATCHING RESULTS

DISPLAYING

18 RESULTS PER PAGE

£850,000 Asking price

For Sale



Unit 105 – Phoenix Park Industrial Estate

Heywood

OL10 2JG

Industrial

6004 sq ft

£44,380 Per annum

To Let



Unit 4 – Birch Services

Heywood

OL10 2RB

Retail / Office

498 sq ft

£3,870 (from) Per annum

To Let



No. 2 The Esplanade

Rochdale

OL16 1AE

Office

215 sq ft

£11 Per sq foot

To Let



Various Units – Halley Court

Rochdale

OL12 9DJ

Office

8562 sq ft

Appendix B

APPENDIX B

Online Sources

Site Name	Source	Site Size (ha)	Analysis
1 Adelaide Street, Heywood, OL10 4HQ	B.C. Real Estate Ltd	0.22	The site is located adjacent to a number of residential dwellings and their amenity areas. The site has an existing building that would require removal and potential remediation. The site is not located on a suitable highway route.
193-195 Drake Street, Rochdale, OL16 1PJ	Cushman & Wakefield	0.08	The site is located adjacent to a number of residential dwellings and their amenity areas. The site has existing buildings that would require removal and



			potential remediation.
14-16 Sadler Street, Middleton, M24 5UJ	Breakey & Nuttall	0.03	The site is too small to accommodate the proposed development. The site is not located along a major routeway or arterial road, with limited primary destinations in proximity. There are multiple fast-food restaurants within 250m of the site. The site has an existing building that would require removal and potential remediation.
River Works, River Street, Heywood, OL10 4AB	Barton Kendal Commercial	0.24	The site is not located along a major routeway or arterial road, with limited primary destinations in proximity. The site has an existing building that would require removal and potential remediation.



			The site is currently a warehouse with ancillary offices, forming part of a wider industrial estate.
York House, 129-131 Yorkshire Street, Rochdale	Barton Kendal Commercial	0.06	The site was most recently utilised as a mixed-use development for retail uses with ancillary offices. There is limited free car parking available in proximity. There is limited space within the highway to allow for the creation of a drive through. The unit would be more suitable to conversion.
11-31 School Lane, Rochdale, OL16 1QP	Barton Kendal Commercial	0.12	The site has an existing building that would require removal and potential remediation. The site is not located along a major routeway or arterial road, with limited primary destinations in proximity.
Unicorn House, Cheetham	Barton Kendal Commercial	0.06	The site lies adjacent to residential dwellings.



Road, Middleton, Manchester M24 4DG			The site lies adjacent to commercial/industrial units which utilise the same access point, which is likely to cause conflict with vehicle movements. The site is not located along a major routeway or arterial road, with limited primary destinations in proximity. The site has an existing building that would require removal and potential remediation.
Rochdale Catholic Club, Ann Street, Rochdale, OL16 1QQ	Barton Kendal Commercial	0.06	The site has an existing building that would require removal and potential remediation. The site is not located along a major routeway or arterial road, with limited primary destinations in proximity. The site lies adjacent to residential dwellings.



			The neighbour has a right of access over the side yard.
Innovation House, Hamer Lane, Rochdale, OL16 2UL	Barton Kendal Commercial	1.3	The site has an existing building that would require removal and potential remediation. The site is not located along a major routeway or arterial road, with limited primary destinations in proximity. The site lies adjacent to residential dwellings.

Sites with Consent

Site Address	LPA Reference	Description of Development	State of Application	Analysis
Sandbrook Park Sandbrook Way, Rochdale, OL11 1RY	23/00119/FUL	Erection of a drive-thru coffee shop (Use Class E) unit with car park, landscaping and associated works	Approved 27 th October 2023	The accompanying planning statement explains that the site is owned by AIG Holdings Ltd, with Starbucks secured as an end user.
Times Retail Park, Dawson	17/01298/FUL	Development of 3 retail units including a drive through	Approved 15 th	Consent implemented and the units



Street, Heywood, OL10 4PN		facility; a car wash area and a small retail pod, within the existing car park (units to comprise of uses within use classes A1, A2, A3 and mixed A1/A3 and A3/A5 uses).	February 2018	are occupied, operational and as such, are not available.
Sandbrook Park Sandbrook Way, Rochdale, OL11 1RY	16/01284/FUL	Part demolition of the former B&Q Unit and subdivision to create two retail units (use class A1) and one leisure unit (use class D2); Erection of a drive-through cafe/restaurant unit (use class A3) and hotel (use class C1) within the car park together with associated car parking, landscaping and other works/improvements	Approved 6 th July 2017	Consent implemented and the units are occupied, operational and as such, are not available.
Former Council Depot, Whitworth Road / Haynes Street, Rochdale, Greater Manchester OL12 0EX	15/00942/FUL	Construction of a Class A1 foodstore and a flexible use retail unit (Use Classes A1, A2, A3 or A5), car parking, service area, vehicular access and landscaping following demolition of depot.	Approved 24 th November 2015	Consent implemented and the units are occupied, operational and as such, are not available.
Central Retail Park, Richard Street,	15/00550/HYBR	Full application for extension to existing building (Use Class A1), reconfiguration	Approved 27 th August 2015	Extension undertaken and as such, the consent is



Rochdale, OL11 1DU		of car park and access, plus associated landscaping and highway works and Outline application (all matters reserved) for erection of drive-through restaurant (Use Class A3 and /or A5) (application in outline), car parking, landscaping and associated highways works.		considered to be implemented. The site received full planning consent on 23rd December 2022 for a mixed-use scheme, including the erection of 81no. dwellings and 142no. apartments, along with ground floor commercial uses. There is no permission relating to a drive through unit. An additional full application (LPA ref. 22/00336/FUL) was granted on-site, which allowed for enabling works to be undertaken. The site is subject to a live discharge of conditions application (LPA ref.
-----------------------	--	---	--	--



				23/00736/DOC), it is assumed that the site will come forward in due course.
Land At Kemp Street, Middleton	13/00501/FUL	Full Planning Permission for the erection of a 340.81 sqm (GIA) Class A3/A5 Drive Through Restaurant, with associated access and car parking arrangements, and Outline Planning Permission for the erection of a 836sqm Class A1 Retail Unit, with all matters reserved except layout.	Allowed at appeal on 10 th June 2014	Consent implemented and the drive through unit is occupied, operational and as such, is not available.
Sudden Service Station, Manchester Road, Rochdale, OL11 3PT	11/D54230	Removal Of Car Wash Facilities and Erection Of Starbucks Coffee Drive Thru Unit.	Approved 13 th July 2011	Consent implemented and the drive through unit is occupied, operational and as such, is not available.
William Morrison Supermarket, Dawson Street, Heywood	95/D32152	Extension To Existing Supermarket Erection Of 1 Food Retail Unit 4 Non-Food Retail Units 1 Drive Thru' Diner Petrol Filling Station And Car Wash	Approved 4 th January 1996	Consent implemented and the units are occupied, operational and as such, are not available.



Sites with Live Planning Applications

Site Address	LPA Reference	Description of Development	State of Application	Analysis
Land At Whitworth Road (Dunelm) Car Park, Whitworth Road, Rochdale, OL12 0TY	23/01279/FUL	Erection of Drive Thru Cafe (Class E) with access from Duke Street together with associated parking and landscaping.	Awaiting decision, validated 24 th November 2023	This application notes that there are no sequentially preferable sites in Rochdale town centre or any other local centres.

Windfall Sites

Site Name	Site Size (Ha)	Analysis
Former Wellfield Surgery, Oldham Road, Rochdale, OL16 5HX	0.17	The Rochdale Canal lies north of the site and is a SSSI, with the potential for ecological constraints on-site. The site has no existing access point. The site is subject to a live full planning application for the erection of 18no. apartments (22/01027/FUL). The site is within close proximity to a number of residential dwellings.



Land off Durham Street, Rochdale, OL11 1JL	0.7	The northern parcel previously received consent on the 4th March 2020 for the erection of B-uses at the site. This consent has since lapsed. The land parcel is too large to accommodate the proposals, which would not reflect an effective use of the site. The site lies in proximity to residential uses, which may cause an adverse impact in terms of vehicle movements.
Former Central Retail Park, Oldham Road, Rochdale	3	The site received full planning consent on 23rd December 2022 for a mixed-use scheme, including the erection of 81no. dwellings and 142no. apartments, along with ground floor commercial uses. There is no permission relating to a drive through unit. An additional full application (LPA ref. 22/00336/FUL) was granted on-site, which allowed for enabling works to be undertaken. The site is subject to a live discharge of conditions application (LPA ref. 23/00736/DOC), it is assumed that the site will come forward in due course. Given the size of the site, the development proposals would not represent efficient development.



206-208 Drake Street, Rochdale, OL16 1PJ	0.33	The site is allocated for residential purposes within the draft allocations plan, ref. AL/HOU/81. The site previously obtained consent to demolish the existing buildings and erect 17no. townhouses. The demolition works were undertaken, but no further development has since occurred. The immediate area is predominantly residential in nature and the proposals could adversely impact existing amenity.
Land at Oldmill Street, Rochdale, OL12 0PN	0.86	The site forms part of the 'Lower Falinge Masterplan Area' which is a draft residential allocation for circa 541no. units AL/HOU/51. The surrounding area is predominately residential in nature and the proposals could adversely impact existing amenity.
1 Rugby Road, Rochdale, OL12 0DY	0.19	The site has an existing building and hardstanding which would require removal and potentially remediation works. The physical configuration of the site presents an obstacle in terms of design.
Well I' Th' Lane, Rochdale OL11 1BL	1.46	The site currently comprises a supermarket with an associated large car parking area and rear deliveries area. The site has an existing building and hardstanding which would require removal and potentially remediation works.



		The surrounding area is predominately residential in nature and the proposals could adversely impact existing amenity. The site is a draft residential allocation RCHD366, referred to as 'Queensway Neighbourhood Centre' which is expected to deliver circa 58no. units. The Rochdale Canal lies due north of the site's boundary and is a SSSI.
--	--	---

Allocated Sites

Site Address	Reference	Site Size (Ha)	Analysis
Ladyhouse Works, Dale Street, Milnrow	AL/EMP/31	0.26	The site has a number of existing buildings and hardstanding which would require removal and potentially remediation works. A number of existing dwellings lie immediately due south and the proposals could adversely impact existing amenity. The site lies within Flood Zones 2/3, meaning that a flood risk sequential test would be required.



			The site is not located along a major routeway or arterial road, with limited primary destinations in proximity.
Jackson Street, Rochdale	AL/EMP/18	0.3	The site is not located along a major routeway or arterial road, with limited primary destinations in proximity. The site has existing hardstanding which would require removal and potentially remediation works.
Naylors Equestrian LLP, Rochdale	AL/EMP/27	0.22	The site lies wholly within Flood Zones 2/3 meaning that a flood risk sequential test would be required. The site lies within a conservation area. The site has a number of trees that would likely require removal to facilitate development.
Former Liquid Rock Club, Greenwood Street, Rochdale	AL/EMP/20	0.3	The site lies within a conservation area.



			The site is not located along a major routeway or arterial road, with limited primary destinations in proximity. The site has existing hardstanding which would require removal and potentially remediation works. The site has a number of trees that would likely require removal to facilitate development.
Land at Caldershaw Centre, Ings Lane, Rochdale	AL/EMP/15	0.25	The site is not located along a major routeway or arterial road, with limited primary destinations in proximity. The site has a number of trees and vegetation that would likely require removal to facilitate development. The site is subject to an uneven gradient which would require a significant amount



			of cut and fill to be undertaken.
Lemon Park Industrial Estate, Green Lane, Heywood	AL/EMP/26	0.22	The site is not located along a major routeway or arterial road, with limited primary destinations in proximity. The site has a number of existing buildings and hardstanding which would require removal and potentially remediation works. The existing access to the site does not allow for vehicles to enter and leave the site simultaneously. The access would therefore require significant works to be undertaken.
Land between 21 Baillie Street and Bell Street	AL/EMP/23	0.08	The site is too small to accommodate the development. The site lies within a conservation area and is within the setting of a Grade II Listed Building. The site lies wholly within Flood Zones 2/3 meaning that a flood risk sequential



			test would be required. The site lies within a pedestrianised area. The site is not located along a major routeway or arterial road.
Land adjacent to Unit 1- Meadowcroft Mill, Bury Road, Rochdale	AL/EMP/32	0.19	The existing access into to the site does not allow for vehicles to enter and leave the site simultaneously. The access would therefore require significant works to be undertaken. The site is not located along a major routeway or arterial road, with limited primary destinations in proximity. The site is subject to an uneven gradient.