

Brief Planning Statement in connection with retrospective change of use application for continued use of Jape 1 Business Centre, Unit 2, for the manufacture of Kitchen and Bedroom units.

On behalf of:-

'Its all in the image'

Unit 1,

Jape 2 Business Centre,

Turnpike Close,

Shawclough,

Rochdale,

OL12 6HG.

Summary.

A.J.Cocker Associates have been instructed to prepare and submit a retrospective change of use application on behalf of our clients following communications with Rochdale Council Enforcement officer. The officer contacted our client initially regarding the operating hours of the business as activity was taking place outside the working hours approved under planning permission 15/00272/VRCON which is applicable to this unit.

The officer also pointed out that the above consent restricted the use of the unit to the manufacture of rubber product from rubber compounds, the core business of the previous tenant.

Our client, 'Its all in the image', manufacture kitchen and bedroom units and they moved into the premises in July 2019 on the basis that the unit had a B2 use class and were unaware of the previous planning condition restricting the manufacturing processes which could be carried out at the unit.

The applicant acknowledges the conditions of the previous approval and moving forward has agreed to adhere to the working hours stipulated by conditions on planning consent 15/00272/VRCON. In addition, in order to regularise the current situation, they have agreed to submit the planning application for a change of use to which this statement refers.

Conclusion.

The applicant has been operating their business at these premises since July 2019. They employ a workforce of 37 full time staff. In light of this and with reference to the applicant's willingness to adhere to the working times of the original planning permission we trust the planning department will feel able to support this submission and therefore the company's continued contribution to the economic viability of the Borough.

Prepared by: -

A.J.Cocker Associates,

22 June 2023.