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CHARTERED ARCHITECTURAL SERVICES



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Our ref: 23.3108

Your ref:

Planning Statement

**PRIOR APPROVAL UNDER CLASS MA, PART 3, SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED) TO 12No RESIDENTIAL FLATS
KEN MILLS ENGINEERING Co, NEW STREET, ROCHDALE, OL12 6NS.**

The Applicant has undertaken a review of housing demand in the area and considers that this type of property is very much in demand for the area and would be an appropriate use for the property, providing well maintained and high-end accommodation in a very sustainable location. As the existing use is a former foundry works with first floor offices and welfare facilities it falls within use class E.

The Statement covers the relevant planning legislation and is structured by headings to show how the building can be converted under Class MA of Part 3, Schedule 2 of the Town and Country Planning (General Permitted (England) Order 2015 (as amended). Development) The Statement concludes that there are no reasons why the application should not be determined, and that prior approval is not required. This Statement should be read in conjunction with the noise report submitted with the application. The application is also supported by a duly complete application form and a full set of drawings.

The building in question is located at New Street, within the Shawclough area of Rochdale. It is a former foundry mill on the ground floor with associated first floor offices, canteen and kitchen / welfare areas, the building is currently not in use and has been out of use for most of 2024 and all of 2025. The site is situated within a predominantly residential area, surrounded by a mix of housing types and local amenities, making it well-suited for conversion to residential dwellings.

The building is structurally sound and has a traditional architectural character that contributes to the local streetscape. The site benefits from good access to public transportation, local schools, shops, and other essential services.

Planning Statement in Support of Prior Approval Application (Class MA)

Site: Former Foundry Works with First Floor Offices

Proposal: Change of Use from Class E (Commercial, Business and Service) to C3 (Dwellinghouses)

Application Type: Prior Approval under Class MA, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

1. Introduction

This statement supports a prior approval application under Class MA of the GPDO 2015 (as amended), for the change of use of a former foundry works with ancillary first-floor offices—both falling under Use Class E—to residential (Use Class C3). The proposal seeks to convert the existing commercial floorspace into high-quality residential accommodation in a sustainable and appropriate location.

2. Legislative Background

Class MA permits the change of use from Class E (introduced in September 2020) to Class C3 (dwellinghouses), subject to specific limitations and conditions. Key requirements include:

- The building must have been in Class E use for at least two years prior to the application.
 - The building must have been vacant for at least three continuous months immediately prior to the application.
 - The cumulative floorspace of the conversion must not exceed 1,500 m².
 - Prior approval must be sought for matters such as transport impacts, contamination risk, flood risk, noise, natural light, and impact on conservation areas (if relevant).
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3. Site Context and Compliance

- **Existing Use:** The site comprises a former foundry now classified under Use Class E(g)(iii) (industrial processes), with ancillary offices at first floor level (E(g)(i)).
 - **Vacancy and Use:** The building has been vacant for over three months, meeting the Class MA condition.
 - **Size Threshold:** The total proposed residential conversion is under the 1,500 m² limit.
 - **No Listed Status or Conservation Designation:** The site is not within a conservation area and is not listed.
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4. Assessment Against Prior Approval Matters

- **Transport and Highways:** The site benefits from existing vehicular access and sufficient off-street parking. No adverse impact is expected.
 - **Contamination Risk:** A desk study has been undertaken indicating low to moderate risk; further investigation will be undertaken if required.
 - **Flood Risk:** The site lies in Flood Zone 1—low risk. A Flood Risk Assessment is submitted for completeness.
 - **Noise Impact:** The surrounding area is mixed commercial / residential. A noise assessment shows acceptable internal noise levels can be achieved.
 - **Natural Light:** All proposed dwellings receive adequate daylight in accordance with BRE guidelines.
 - **Design & Layout:** While not a prior approval matter, the design will comply with Nationally Described Space Standards (NDSS) and local policy expectations.
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5. Justification and Planning Merits

- **Effective Use of Land:** The proposal makes efficient use of previously developed land, in accordance with NPPF Paragraph 119 and 120.
 - **Housing Supply:** Contributes positively to the Council's housing delivery, offering a sustainable form of development.
 - **Sustainable Location:** The site is within close proximity to local services, employment and public transport.
 - **No External Changes:** The conversion is entirely internal, preserving the character of the building and local amenity.
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6. Conclusion

The proposed change of use from Class E to Class C3 satisfies the conditions and limitations of Class MA. The site is suitable for residential use and the proposal meets all relevant prior approval criteria. It represents a sustainable form of development that aligns with national and local planning policies.