

Town Centre Uses Sequential Test

Site Address:

289A Oldham Road, Middleton, Manchester, M24 2DW

Local Planning Authority: Rochdale Borough Council

Date: 18 May 2025

1. Proposal Overview

The application seeks planning permission for the change of use of the ground floor from its current use to a **hot food takeaway** (Use Class A5). The upper floors are proposed to be converted into **two residential units** and a **barber shop or office unit**.

2. Policy Context

The National Planning Policy Framework (NPPF) advocates a "town centre first" approach for main town centre uses, including hot food takeaways. Rochdale Borough Council's **Guidelines & Standards for Hot Food Takeaway Uses Supplementary Planning Document (SPD)** provides local guidance, emphasizing the need to:

- Protect the amenity of surrounding residential properties.
 - Ensure town and local centres retain their primary purpose.
 - Control the concentration of hot food takeaways to avoid negative impacts on vitality and viability.
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3. Site Location and Classification

The subject site is located on Oldham Road, approximately 0.5 miles southeast of Middleton town centre. Based on the Council's policies map, this location is considered **edge-of-centre**. As such, a Sequential Test is required to demonstrate that there are no suitable, available, and viable sites within the town centre for the proposed use.

4. Sequential Assessment

a. Middleton Town Centre

A review of available properties within Middleton town centre was conducted, focusing on units suitable for a hot food takeaway. The assessment considered:

- **Size and Configuration:** The requirement is for a unit approximately 50–70 sqm, suitable for a takeaway operation.
- **Availability:** No suitable vacant units were identified that meet the size and configuration needs.
- **Viability:** Existing units are either too large, leading to unnecessary overheads, or lack necessary extraction facilities.

b. Edge-of-Centre Locations

The subject site itself is in an edge-of-centre location. No other edge-of-centre sites offering better proximity to the town centre or superior suitability were identified.

5. Justification for Site Selection

- **Accessibility:** The site is well-served by public transport, with bus stops nearby and pedestrian access.
 - **Local Need:** The surrounding area has a mix of residential and commercial uses, indicating a demand for takeaway services.
 - **No Impact on Town Centre Vitality:** Given the small scale of the proposal and its edge-of-centre location, it is unlikely to detract from the vitality and viability of Middleton town centre.
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6. Conclusion

The Sequential Test demonstrates that there are no suitable, available, and viable sites within Middleton town centre for the proposed hot food takeaway. The subject site, being in an edge-of-centre location with appropriate accessibility and demand, is a suitable alternative that aligns with both national and local planning policies.