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Proposed Change of Use from Light Industrial (Class E(g)(iii)) to Sui Generis Launderette

Address: 87 Exeter Street, Rochdale OL11 1JY, United Kingdom

Introduction

This statement supports a full planning application for the change of use of the existing premises at 87 Exeter Street, Rochdale, from Class E(g)(iii) (light industrial) to a self-service commercial launderette (Sui Generis). The building is currently vacant and is suitable for conversion with minimal structural alterations.

The proposal seeks to provide a valuable local service, meeting growing demand for self-service washing and drying facilities, particularly among local residents and tenants in nearby housing areas.

Site and Surrounding Area

The application site comprises a single-storey commercial unit situated on Exeter Street in Rochdale. The surrounding area is a mix of residential dwellings and light commercial uses. The property benefits from a secure rear yard and direct access from the public highway.

Historically, the building was used as a cabinet maker's workshop, falling under Class B2/B1(c) use. In more recent years, it operated as a delivery-only pharmacy (trading as *Future Care Pharmacy*), where no retail activity took place on-site. The pharmacy use would have fallen under Class E (Commercial, Business and Service).

Proposed Use

This application seeks full planning permission for the change of use of the premises from its most recent lawful use as a Class E commercial unit (delivery pharmacy) to a Sui Generis launderette.

The proposal does not involve structural changes to the exterior and seeks to repurpose the building into a community-serving use that better aligns with local need and existing infrastructure.

Planning Policy Considerations

The site's recent use as a Class E commercial premises (a delivery-only pharmacy) indicates that the building is already established for commercial activity. The change to a launderette (Sui Generis) represents a natural continuation of low-impact commercial use and introduces a facility that complements nearby residential areas.

The proposed launderette:

- Does not increase traffic or intensity beyond the former use
- Introduces no retail footfall beyond short-term customer visits
- Retains off-street parking and bin storage provisions already in place from previous use

This supports Rochdale's Core Strategy aims of:

- Encouraging active re-use of vacant or underused premises
- Supporting small business growth and community-focused services
- Promoting sustainable development without excessive land use change

Conclusion

This proposal offers a low-impact, community-serving use that brings a vacant property back into active use. The launderette will support the local economy, provide a needed service, and enhance the vitality of the area without causing harm to amenity, highways, or character.

We trust the Local Planning Authority will support this application and we are happy to provide any further technical or operational details upon request.