



Highways and Engineering Service

Economy and Environment

Consultation Response on behalf of Head of Highways and Engineering

Application: 25-00700-FUL

Date Received: 01 August 2025

Date of Response: 14 August 2025

PROPOSAL:

Change of use from former offices (Class E) to a Social, Emotional and Mental Health primary school (SEMH) (Class F1)

CONSULTATION REPORT:

Drake Street at this location is just outside the defined local centre for Rochdale. This is a very sustainable location.

The traffic generation cannot be determined at this point. The application details 35 members of staff but the number of pupils is unclear so we cannot comment on how traffic might impact this development.

The Car Park identified is to double as a playground and is to be not used by staff. This is however a sustainable location so we have no objection to the lack of parking.

The proposed site access is to the rear of the buildings from Norfolk Street. This site access is established and acceptable.

There are no changes to the existing highways network as a part of this proposal.

There are no new highways as part of this proposal.

No PROW will be obstructed by this proposal.

We have some concerns about the suitability of a Town Centre facility which was not designed for purpose being suitable for young vulnerable people with very specific needs. We are however not experts in the requirements of young people with special needs and as such would take the advice from school services as to the suitability of this proposal.

We have no concerns regarding refuse collection and servicing from this location.

AMENDMENTS TO CONSULTATION RESPONSE:

No amendments to report

OFFICER RECOMMENDATION:

We would defer our recommendation regarding this application until more information is available regarding pupil numbers and suitability according to school services.

HIGHWAYS SIGN OFF

John Gillighan 14/08/2025