



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
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Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

585

Suffix

Property Name

Rochdale Merit

Address Line 1

Oldham Road

Address Line 2

Address Line 3

Rochdale

Town/city

Rochdale

Postcode

OL16 4SU

Description of site location must be completed if postcode is not known:

Easting (x)

390463

Northing (y)

411402

Description

Applicant Details

Name/Company

Title

miss

First name

Amna

Surname

Ha

Company Name

Pinecone Nursery limited

Address

Address line 1

585 Rochdale Merit Oldham Road

Address line 2

Address line 3

Town/City

Rochdale

County

Rochdale

Country

United Kingdom

Postcode

OL16 4SU

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☐ Yes

☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

☒ Yes

☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

Proposed Use

The proposal is to change the use of the premises from Class E (office) to Class E (childcare/day nursery) to operate as a small early years nursery for children aged 0–5 years.

Scale and Nature of Use:

The nursery will operate as a daytime childcare setting providing early years education and care. staff members present to meet statutory staffing ratios. Activities will include supervised play, early learning activities, meals/snacks, rest time, and outdoor play within the designated outdoor area.

Processes to Be Carried Out:

All activities are typical of an early years childcare setting and include:

- Indoor play and learning activities
- Arts, crafts, and sensory play
- Story time and group activities
- Meal and snack preparation (no cooking on site unless you have a kitchen)
- Nappy changing and toileting
- Supervised outdoor play (if applicable)

No industrial processes or commercial-scale operations will take place.

Machinery/Equipment to Be Installed:

No heavy machinery will be installed. Equipment will be limited to:

- Standard domestic appliances (e.g., fridge, microwave, dishwasher)
- Child-safe furniture and storage
- Safety equipment (e.g., fire alarms, smoke detectors, CCTV if applicable)
- Outdoor play equipment (e.g., small slide, ride-on toys, sand/water trays)

All equipment is lightweight and suitable for a childcare environment.

Hours of Operation

The nursery will operate during standard daytime hours:

Monday to Friday, 7:30am – 6:00pm

No evening, weekend, or overnight use is proposed.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The premises were previously used as offices (Use Class E) for administrative and clerical purposes. No industrial or commercial activities took place. Air Quality Control (A.Q.C. Limited), located at 585 Oldham Road, Rochdale OL16 4SU, officially ceased trading on 22 November 2024.

Has the proposal been started?

- ☐ Yes
☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing/last use of the premises is lawful because the building was previously used as offices (Use Class E), which is a recognised lawful planning use. The office use operated for a number of years without any enforcement action or breaches of planning control. The previous occupier, Air Quality Control (A.Q.C. Limited), traded lawfully from the premises until ceasing operations in November 2024. No unauthorised changes of use or structural alterations have taken place since. Therefore, the existing use and the existing building are considered lawful.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

- lease
- Location and block plans
- Photos of the building
- nursery company

Select the use class that relates to the existing or last use.

E(g)(i) - Offices - Except where not suitable in a residential area

Information about the proposed use(s)

Select the use class that relates to the proposed use.

E(f) - Creche, day nursery or day centre - Except where including a residential use

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

A Lawful Development Certificate should be granted because the proposed change of use falls within Use Class E, which includes both offices and day nurseries/childcare provision. The existing lawful use of the premises is Class E (office), and the proposed nursery use is also within Class E, meaning the change does not constitute development requiring planning permission under current planning legislation. The previous occupier operated lawfully as an office for many years, and there has been no unauthorised change of use, no enforcement action, and no unlawful alterations to the building. The building remains structurally unchanged and continues to fall within its established lawful use class. As the proposal does not involve operational development and remains within the same use class, it is considered lawful, and a Lawful Development Certificate is appropriate

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
☒ Lessee
☐ Occupier
☐ Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Amna Hassan

Date

10/01/2026