

PLANNING STATEMENT.

Proposed Unit (Use class E(g) (iii))

for kitchen unit manufacturing- Approx 39sq metres

Location Rear of 242-246, Oldham Road Rochdale OL11 2ER

Mr M Tahseen of 83 Well-ith Lane Rochdale OL11 2JR.

10/10/2035.

1. Introduction

This planning statement is submitted in support of a full planning application for the erection of a small-scale unit (Use Class E(g) (iii)) at Rear of 242-246, Oldham Road, Rochdale OL11 2ER.

The unit will be used for the manufacture and assembly of kitchen units and is intended to support a small local business.

The proposed unit will be approximately 36 square metres and located adjacent to existing unit of a similar size, forming part of a modest cluster of small business premises.

2, Site Description

The site is located in Lower Place among a few small units off Marcroft Place / Calf Hey North both unmade roads. Currently vacant land, leased off the council.

The area is characterized by small scale commercial premises and is well-suited to low impact employment-generating uses.

3. Proposed Development.

Use; Light industrial (Use Class E (g) (iii))

Size; Approx 36 sq metres

Height; Single storey building approx 5 metres

Material; Built from concrete block with white K render finish concrete tiled roof.

Access; Shared access with adjacent building.

Parking; Owner parks adjacent his property, Walks to work, loading and unloading of van off

Marcroft Place.

The building will house assembled finished kitchen units, stock material, No heavy industrial machinery or high noise operations will take place.

Operating hours will typically be;

Monday to Friday 8:00 - 18:00

Saturday 9:00 - 14:00 closed on sunday and bank holidays.

4. Planning Policy

The proposal has been assessed against the National Planning Policy Framework (NPPF) and the Rochdale Local Plan-Core Strategy (2016)

Key policies

E2- Increasing jobs and prosperity: Support employment in suitable locations

E3- Economic growth areas: Promote small business development in accessible locations

P3- Design: Building will complement existing units in scale and materials.

T2- Accessibility: Site is accessible by road and near public transport links.

The small scale, low impact, and location next to an existing unit make it ideal for local economic development without negative effects on neighbours or the environment,

5. Design and Appearance.

The proposed building will closely match the existing adjacent unit in scale, form, and materials to ensure consistency and visual integration.

The design is functional and unobtrusive, suitable for its purpose.

6. Parking and access

The owner parks his van outside his own house using Marcroft Place to load and unload only for deliveries. A shared area with existing units is available off Calf Hey North and Adjacent 83 Well-ith Lane.

7. Environmental Considerations

The use is low-impact. All operations will take place indoors, noise, dust and waste will be managed appropriately.

The building will meet modern energy-efficient standards, Waste will be stored securely and collected by licensed contractor.

8. Conclusion.

This is a modest proposal for a new light storage unit that;

Aligns with Rochdale planning policies

Supports a local business

Fits within the existing context and site

Minimizes environmental and amenity impacts.

We respectfully request that Rochdale Borough Council grant planning permission.