

**FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT**

Economy and Environment  
Planning Service  
Number One Riverside  
Smith St  
Rochdale  
OL16 1XU

**Phone :** 01706 924305 . **EMAIL :** development.control@rochdale.gov.uk . **WEB :** www.rochdale.gov.uk

Application to determine if prior approval is required for a proposed: Change of Use from Commercial/Business/Service (Use Class E), Hotels (Use Class C1), Residential Institutions (Use Class C2/C2A), or until the end of July 2022, uses previously classified as Assembly and Leisure (Use Class D2) to State-Funded School (Use Class F1(a)), or until the end of July 2022, a Nursery (previously Use Class D1(b))

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class T

**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         | <input type="text"/>                                   |
| Suffix         | <input type="text"/>                                   |
| Property Name  | <input type="text" value="The Phoenix Centre"/>        |
| Address Line 1 | <input type="text" value="L Cpl Stephen Shaw Mc Way"/> |
| Address Line 2 | <input type="text"/>                                   |
| Address Line 3 | <input type="text" value="Rochdale"/>                  |
| Town/city      | <input type="text" value="Heywood"/>                   |
| Postcode       | <input type="text" value="OL10 1LR"/>                  |

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

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

Easting (x)

385623

Northing (y)

410645

Description

## Applicant Details

Name/Company

Title

Miss

First name

lia

Surname

Jackson

Company Name

Rochdale Borough Council

## Address

Address line 1

Number one riverside

Address line 2

Rochdale

Address line 3

Town/City

rochdale

County

Country

United Kingdom

Postcode

OL16 1XU

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Eligibility

This permitted development right was amended on 1 August 2021 to no longer include changes of use from uses previously classified as 'assembly and leisure' that are not now included in Use Class E (commercial/business/service); or to a nursery.

### If your proposed change of use is to a nursery:

- You should not continue with this application after the end of July 2022 as it will be refused by the Local Authority and you may not be eligible for a refund.
- Where the proposed change of use is now wholly within Use Class E (e.g. from business to nursery) then, in many cases, an application for prior approval or planning permission will not be required. Please note that any work associated with the change of use may require permission. [View further details on Use Classes and changes of use.](#)
- Other changes of use to a nursery are no longer considered to be permitted development. Proposals remained eligible if applications of this type were submitted before the end of July 2022, but after that point an application for 'Full planning permission' will be required.

**If your proposed change of use is from a Local Community or Sui Generis use previously classified as 'assembly and leisure'** (e.g. cinemas; concert halls; bingo halls; or dance halls) then:

- You should not continue with this application after the end of July 2022 as it will be refused by the Local Authority and you may not be eligible for a refund.
- This is no longer considered to be permitted development. Proposals remained eligible if applications of this type were submitted before the end of July 2022, but after that point an application for 'Full planning permission' will be required.

**If your proposed change of use is from a Hotel, Residential Institution, or Use Class E** (e.g. business; or indoor sport, recreation, or fitness) then this type of application is still valid for eligible proposals.

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

Is any part of the land, site or building:

- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one);
- a listed building (or within the curtilage of a listed building)

☐ Yes

☒ No

## Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

Change of use from Class E to Class F1(a)

The 3rd floor space will be used to deliver Redwood School's 6th Form curriculum, which focuses on preparing learners for adulthood. Key areas include:

Life Skills Development

This expansion supports continuity and growth of current provision, benefiting learners by offering additional space and improved access to local community facilities

The works will be simply to reclassify the space as teaching space. There is one room where the wall will be taken down to create a bigger classroom space.

The change of use aligns with the strategic aim of improving local SEND (Special Educational Needs and Disabilities) provision and expanding capacity within the borough. Key benefits include:

- Efficient use of underutilised space within a public building
- Strengthening of post 16 specialist education pathways
- Enhanced opportunities for young people with additional needs to develop independence and employability
- Continuity with existing successful operations already proven on the 1st floor

The proposal has no adverse impact on the building, neighbouring uses, or local transport networks.

Please provide details of any transport and highways impacts and how these will be mitigated:

- Some learners will arrive via local authority transport.
- Others will take part in independent travel training supported by Redwood School travel facilitators.
- No significant increase in traffic is anticipated as learners will be dropped off at the Civic hall carpark loading area.

Please provide details of any noise impacts and how these will be mitigated:

classroom noise, staff will keep this down to a minimum but there will be noise level increase due to learners being there but it shouldnt cause the other occupiers any issues.

Please provide details of any contamination risks and how these will be mitigated:

N/A

## Declaration

I/We hereby apply for Prior Approval: Change of use - commercial/business/service/hotels/etc to state-funded school 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

Lia Jackson

Date

16/01/2026

