

access for both users and maintain a viability for the property to the benefit of nearby commercial operators and maintain a vibrancy in the town centre. Accommodation for single people is always at a premium, our existing premises largely provide accommodation for tenants working nearby that can utilise the location and minimise logistical costs. The conversion works are undertaken to a high standard and involve a high-cost initial investment therefore tenants and the building itself will be preserved to maintain high standards. Furthermore, the works will be licensed by the Local Authority to ensure a legal level of accommodation and facilities.

Proposed HMO at 22-24 St Mary's Gate, Rochdale

Planning Statement incorporating Design and Access Statement

The property consists of a modern four storey unit on the fringe of the town centre. The unit was formerly occupied by multi-beauty centre although this business ceased trading over 18 months ago. The building is currently vacant, but a lease is now in place to form a Pilates operator on the ground floor. We are informed that this business will operate within the hours of 10.00 to 18.00 Tuesday to Saturday. Classes will be subject to an appointment system and would not be continuous throughout these hours.

The remainder of the building is vacant and the access to the proposal is from the rear only. The site is adjacent a large town centre car park and is considered that tenants will not be car owners but single occupiers utilising the position of the accommodation within the town centre with good public transport links.

The majority of the works to convert the property will be internal providing single person accommodation with shared facilities. An independent Acoustic Report is submitted with our application, and their recommendations will be incorporated within our development works. The entrance area will be monitored by a 24-hour CCTV system with a 7-day record system. This system is seen as security for the tenants rather than an intrusion of their privacy. The applicant operates similar businesses in different Authorities without problems. All tenants are subject to stringent reviews prior to occupation and would be managed by a local agent.

A commercial waste bin is currently contracted to service the property. The former business employed up to ten specialist staff providing beauty treatment and obviously the same number of customers. A weekly collection was found to be adequate. The contract can however be set to suit the needs of occupiers, and the bin can be serviced to suit. Our proposal for seven occupiers we feel the present arrangement is acceptable as in our experience it is better to improve collections rather than expand the number of bins. The property would have an appointed weekly inspection by the authorised agent as part of the contract with a manual log of visits maintained.

It is respectfully submitted that all town centres are struggling to attract tenants. It is noted that several adjoining properties have been converted to residential use. The upper floors of a property are very difficult to let within town centres with lack of demand from office or commercial tenants. Our submission will provide independent