

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
25/00937/PRA56	Claire Ringwood	19 th December 2025

Address: Sudden Mill, Manchester Road, Rochdale, OL11 4QR

Proposal: Prior approval for the conversion of first floor offices / light industrial to 5 apartments

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N/A
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to OnBase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	N/A
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	Prior Approval Required and Approved
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CHECKED AND SIGNED OFF BY:

DATE:

SITE

The application site relates to a two-storey building (previously occupied by Homegrace Outlet selling pillows and bedding). There is a large single storey flat roof addition to the rear which is currently occupied by Lancashire Wallpaper & Paint Co. The site is next to Sudden Brook and close to the roundabout with Manchester Road, Bolton Road and Silk Road.

The site falls within the Defined Urban Area as designated in the UDP and the front of the site falls within a Coal Mining Development High Risk Area and a small section of the rear of the site falls within Flood Zone 2 and 3.

PROPOSAL

The application seeks prior approval for the change of use of the first floor from offices / light industrial to 5 apartments (Class C3) under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The ground floor will remain as office space but the first floor will be converted into 5 apartments. The large single storey addition to the rear remains unchanged. The proposed apartments comprise:

- Apartment 1 – 1 bedroom with a floor area of 59m²
- Apartment 2 – 1 bedroom with a floor area of 40m²
- Apartment 3 – 1 bedroom with a floor area of 41m²
- Apartment 4 – 1 bedroom with a floor area of 38m²
- Apartment 5 – 1 bedroom with a floor area of 41m²

Each apartment would have one shower room, a small storage area and living/kitchen space. Bin storage is shown in the entrance lobby on the ground floor and access to the first floor is along a hallway in the centre of the ground floor with stairs up to the first floor. No details have been provided in regard to bin collection and storage to ensure the location within the entrance lobby is suitable for safe access however, details of this can be secured by way of condition. Cycle storage is also proposed inside the building.

An amended Proposed Floor Plan was submitted as Apartment 1 was originally a 2 bedroom unit but it had a floor area of 59m² which was 2m² smaller than the minimum requirements in the NDSS. This apartment was amended to a 1 bedroom unit with a study.

The provisions of Class MA of Schedule 2 Part 3 of the Town and Country Planning General Permitted Development Order 2015 do not allow for operational/built development and as such any application under this Class must be determined against the existing window / external works provision. In this instance, no external works are proposed.

PLANS AND DOCUMENTS SUBMITTED

Location Plan

Drawing No: 24/89-01 Rev P2 – Existing Floor Plans

Drawing No: 24/89-02 Rev P2 – Proposed Floor Plans

Drawing No: 24/89-03 Rev P1 – Existing / Proposed Elevations

Application Photograph

Flood Maps

Received on 10th September 2025

Drawing No: 24/89-02 Rev P4 – Proposed Floor Plans
Received on 19/12/2025

RELEVANT PLANNING POLICY

Paragraph W of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) states that when considering whether a development is permitted under Class MA of the above order, the LPA shall have regard to the National Planning Policy Framework as if it was a planning application, in so far as it relates to the relevant subject matters.

For the avoidance of doubt Class MA states:

“Class MA – commercial, business and service uses to dwellinghouses

Permitted development

MA. Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.”

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS)

Unitary Development Plan (UDP)

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note ‘Guidelines and Standards for Residential Development’ (June 2016).

RELEVANT SITE HISTORY

77/D05145 - Residential Development In The Form Of Flats After The Demolition Of Existing Buildings. Approved 19/09/1977.

SUMMARY OF CONSULTATION RESPONSES

Environmental Health - Noise/Odours

A Noise Assessment is required to determine the current noise levels and any mitigation measures required.

Environmental Protection (Land)

Given the sensitive end use a condition requiring the submission of a Phase I Report (Preliminary Risk Assessment) will be required.

Highways and Engineering

No objection to the proposed development.

Drainage Officer

As the proposal is for internal works only there is little opportunity for improvements to existing drainage regimes.

Environment Agency

No comments at the time of writing.

Conservation/Heritage

No objections.

REPRESENTATIONS

Letters were issued to neighbouring premises on the 20th December 2025 and a Site Notice was posted in the vicinity of the site on the 26th November 2025. No comments have been received.

ANALYSIS

Amendments to the Order came into force on 5th March 2024 and the below assessment takes this into consideration.

Development is not permitted by Class MA—

a) Unless the building has been vacant for a continuous period of at least 3 months immediately prior to the date of the application for prior approval.

This has now been omitted from Schedule 2 Part 3 by the update GPDO on 5th March 2024.

b) Unless the use of the building fell within one or more of the classes specified in subparagraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;

Based on the information available to Officers, there is no reason to believe that the use of the premises has changed outside of Class E use and therefore on the balance of probabilities, Officers are satisfied that the application site fell within a Class E use for a continuous period of at least 2 years prior to the date of the application for prior approval.

c) if the cumulative floor space of the existing building changing use under Class MA exceeds 1,500 square metres;

This has now been omitted from Schedule 2 Part 3.

d) if land covered by, or within the curtilage of, the building—

- (i) is or forms part of a site of special scientific interest;**
- (ii) is or forms part of a listed building or land within its curtilage;**
- (iii) is or forms part of a scheduled monument or land within its curtilage;**

- (iv) is or forms part of a safety hazard area; or**
- (v) is or forms part of a military explosives storage area;**

The land covered by or within the curtilage of the building does not form any of the designations listed under paragraph d)

e) if the building is within—

- (i) an area of outstanding natural beauty;**
- (ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981;**
- (iii) the Broads;**
- (iv) a National Park; or**
- (v) a World Heritage Site;**

The building is not within any of the designations listed under paragraph e)

f) if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; or

The site is not occupied under an agricultural tenancy.

g) before 1 August 2022, if—

- (i) the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and**
- (ii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.**

The development is not of a description falling within Class O and the site is not located with an area where an operation of a direction under article 4(1) would have applied.

Summary

The proposal does not fall under the above exclusions set out under Class MA of Part 3 of Schedule 2 of the General Permitted Development Order (as amended). Therefore, consideration of the following matters is given.

Conditions

MA.2. Development under Class MA is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

- (a) transport impacts of the development, particularly to ensure safe site access;
- (b) contamination risks in relation to the building;
- (c) flooding risks in relation to the building;
- (d) impacts of noise from commercial premises on the intended occupiers of the development;
- (e) where—
 - (i) the building is located in a conservation area, and
 - (ii) the development involves a change of use of the whole or part of the ground floor,

- the impact of that change of use on the character or sustainability of the conservation area;
- (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;
- (g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses;
- (h) where the development involves the loss of services provided by—
 - (i) a registered nursery, or
 - (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006,
 the impact on the local provision of the type of services lost; and
- (i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.

(3) An application for prior approval for development under Class MA may not be made before 1 August 2021.

(4) The provisions of paragraph W (prior approval) of this Part apply in relation to an application under this paragraph

(5) Development must be completed within a period of 3 years starting with the prior approval date.

(6) Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

Transport and highways

Paragraphs 115 and 116 of the NPPF require that safe and suitable access to a site can be achieved for all users and that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts of the road network would be severe. As such, the Council's Highways Officer was consulted to assess the potential transports related impacted of the development.

The application site is in a highly sustainable location where residents would not be reliant on a car. The Council's Highways Officer has raised no objection to the proposed development and in accordance with the policies of the NPPF, prior approval is therefore not required.

Contamination risks

Paragraph 187 of the National Planning Policy Framework states that the planning system should contribute to and enhance the natural and local environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Paragraph 197 states that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

Paragraph 196 of indicates that planning policies and decisions should ensure that:

- a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and

- any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
 - c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

In this instance the proposal purely comprises the conversion of the existing premises by virtue of only internal works.

The Council's Environmental Protection Officer (Land) has advised that the site has been a mill since the early 1800s where cotton was milled until dyeing was also undertaken at the site. The Environmental Protection Officer advised that given the sensitive end use, an assessment relating to the sites suitability with regards to contamination should be provided by way of condition. As the proposal would utilise the existing building and accesses and as there are no external works proposed, officers are satisfied that the requirement for a risk assessment is not relevant in this instance.

In accordance with the policies of the NPPF, prior approval is therefore not required.

Drainage and flood risk assessment

Paragraph 170 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

The Environment Agency Flood Map for Planning identifies the site as lying within Flood Zones 2 and 3 and there are areas of surface water flood risk within the site boundary. The Council's Drainage & Flooding Officer has advised that the aim should be to discharge surface run off as high up the hierarchy of drainage options as reasonably practicable however, as the proposal is for internal alterations only, there is little opportunity for improvements to existing drainage regimes.

As such, the proposal is in accordance with the policies of the NPPF and prior approval is therefore not required.

Noise impact

Paragraph 135 of the National Planning Policy Framework requires planning policies and decisions to ensure that new developments create a high standard of amenity for existing and future users.

Typically, sound insulation between floors in itself is dealt with under Approved Document E via Building Control. However, internal noise conditions need to be ascertained and understood to ensure the development is appropriate for its location, taking into account living conditions, including reducing to a minimum the potential adverse impacts resulting from noise on health and the quality of life. In this instance, it is recognised there are potential sources of noise levels within the vicinity of the site notably from the adjacent highway and the associated vehicular traffic however, there is also an existing use within the single storey extension to the rear, along with offices on the ground floor of the main building. The Council's Environmental Health Officer

(Noise) has advised that a Noise Assessment is required to determine the current noise levels and any mitigation measures required. This matter can be dealt with by way of a condition.

Accordingly, prior approval is required and granted subject to condition.

Impact on Conservation Areas

The application site is not located in a Conservation Area and accordingly, the proposed development is in accordance with the policies of the NPPF and prior approval is therefore not required.

Provision of natural light to habitable rooms

Paragraph 131 of the NPPF states that *"the creation of high quality, beautiful and sustainable buildings is fundamental to what the planning and development process should achieve"*. Paragraph 135 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Paragraph 135 of the National Planning Policy Framework requires planning policies and decisions to ensure that new developments create a high standard of amenity for existing and future users. A habitable room is identified as a room used or intended to be used for sleeping or living which is not solely used for cooking purposes, but does not include bath or toilet facilities, service rooms, corridors, laundry rooms, hallways or utility rooms.

All apartments as demonstrated on the submitted Proposed Floor Plans contain adequate outward facing windows to all habitable rooms within the development which will provide the units with an adequate supply of natural light to all habitable rooms within the proposed development. In accordance with the policies of the NPPF, prior approval is therefore not required.

The impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses

The application site is not in an area that is considered to be important for general or heavy industry, waste management, storage or distribution, and therefore does not require prior approval.

The impact on the local provision of a registered nursery or health centre through the loss of either service

The proposal would not result in the loss of a registered nursery or health centre.

Where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building

The proposed development is less than 18m in height and is less than seven storeys, and therefore does not meet the fire risk condition. No fire safety impacts of the development is required.

Space standards

Article 3 (9A) of the GDPO states that ‘Schedule 2 does not grant permission for, or authorise any development of, any new dwellinghouse—

- (a) where the gross internal floor area is less than 37 square metres in size; or
- (b) that does not comply with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015.

The Nationally Described Space Standards (NDSS) is a technical standards document produced to ensure internal space within new dwellings is suitable for application across all tenures. The tables below set out the minimum gross internal floor area requirements for the proposed dwellings type.

No. of bedrooms (b)	No. of bed spaces (persons)	1 storey dwellings (m ²)
1	1	39 (37*)

*Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m²

Apartment 1 – 1 bedroom (with a study) with a floor area of 59m²

Apartment 2 – 1 bedroom with a floor area of 40m²

Apartment 3 – 1 bedroom with a floor area of 41m²

Apartment 4 – 1 bedroom with a floor area of 38m²

Apartment 5 – 1 bedroom with a floor area of 41m²

The submitted plans reference the internal floor area of each dwelling which are just above the minimum standards set out under Section 3 (9A), and the NDSS. Accordingly, prior approval is therefore not required.

RECOMMENDATION

Prior approval is required and approval is granted subject to conditions.

CONDITIONS

1. The development must be completed within a period of 3 years starting with the prior approval date.

Reason: To comply with the requirements of Paragraph MA.2 of Part 5, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. This permission relates to the following plans and documents:

Location Plan

Drawing No: 24/89-03 Rev P1 – Existing / Proposed Elevations

Received on 10th September 2025

Drawing No: 24/89-02 Rev P4 – Proposed Floor Plans

Received on 19th December 2025

and the development shall be carried out in accordance with these details hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. a) Prior to first occupation of any of the apartments hereby approved, a Noise Assessment, including a scheme of ventilation and for acoustically insulating the proposed accommodation against noise from Manchester Road and the surrounding commercial uses (including those within the same site), shall be submitted to, and approved in writing by, the Local Planning Authority.

b) No part of the development hereby approved shall be occupied until such time as a verification report has been submitted to, and approved in writing by, the Local Planning Authority to confirm that the approved noise insulation and ventilation scheme measures have been implemented to achieve the required maximum noise levels. The noise attenuation and ventilation measures shall be retained as installed thereafter.

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

4. Prior to first occupation of the development hereby approved, details of how refuse and recycling collections will be stored and managed from the site (including returning of bins to store), shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter refuse storage, collection and returning of bins to store will be carried out fully in accordance with the approved details and the bin store shall be retained for use by the occupiers of the building at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and to ensure the area is suitable for safe access and in the interests of visual amenity in accordance policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.