



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 and Service (Use Class E) to Dwellinghouses (Use Class C3)

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

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	58
Suffix	A
Property Name	
Address Line 1	Long Street
Address Line 2	
Address Line 3	Rochdale
Town/city	Middleton
Postcode	M24 6UQ

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

Easting (x)	Northing (y)
387086	406173

Description

Applicant Details

Name/Company

Title

Mr

First name

Mohsin

Surname

Gangi

Company Name

Moorings Investments

Address

Address line 1

58 A Long Street

Address line 2

Address line 3

Town/City

Middleton

County

Rochdale

Country

Postcode

M24 6UQ

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Daanyal

Surname

Shairaz

Company Name

DS Design & Planning

Address

Address line 1

475 Lever Edge Lane

Address line 2

Address line 3

Town/City

Bolton

County

Country

United Kingdom

Postcode

BL3 3LA

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

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.

The current building and site

Please note: Eligibility questions relating to the current building being vacant for 3 months, and it's floorspace not exceeding 1,500 square metres were removed after these limitations were lifted by government on 5 March 2024.

Has the use of the building, for a continuous period of at least 2 years immediately prior to the date of this application, been any of the following:

- For periods prior to 1 September 2020
 - Shops (Use Class A1);
 - Financial and professional services (Use Class A2);
 - Food and drink (Use Class A3)
 - Business (Use Class B1);
 - Medical or health services
 - Non-residential institutions (Use Class D1(a));
 - Crèche, day nursery or day centre
 - Non-residential institutions (Use Class D1(b));
 - Indoor and outdoor sports
 - Assembly and leisure (Use Class D2(e)), other than an indoor swimming pool or skating rink;
- For periods from 1 September 2020
 - Commercial, Business and Service (Use Class E)

☒ Yes

☐ No

Is any land covered by, or within the curtilage of, the building:

- in a site of special scientific interest;
- a listed building or land within its curtilage;
- a scheduled monument or land within its curtilage;
- a safety hazard area;
- a military explosives storage area;

Or, is the building:

- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site

☐ Yes

☒ No

The proposed change of use

For applications, submitted before 1 August 2022, proposing a change of use to Dwellinghouses from Offices (Use Class B1(a)/E(g)(i)).

Is/Was there an Article 4 direction in place that has removed these specific permitted development rights?

☐ Yes

☒ No / Not relevant

Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the [nationally described space standard](#)?

☒ Yes

☐ No

Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

☒ Yes

☐ No

Agricultural tenants

To be eligible for this permitted development right, all parties to any agricultural tenancy agreements that are currently in place need to provide consent.

This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out.

Is any part of the land covered by or within the curtilage of the building to be demolished occupied under any agricultural tenancy agreements?

☐ Yes

☒ No

Fire Safety

Where the building (as proposed) exceeds certain limits, legislation has been put in place to ensure the adequate consideration of fire safety by the Local Authority (including its decision to grant prior approval) and other relevant parties.

Would the proposed development result in a building that contains two or more dwellinghouses, and is:

- 18 metres or more in height (as measured from ground level to the top floor surface of the top storey of the building); or
- contains 7 or more stories.

☐ Yes

☒ No

NOTE: More details on how to measure height and stories are available in paragraph (7) of [Article 9A of The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#) and [the related government guidance](#).

Description of Proposed Works, Impacts and Risks

Proposed works

Please describe the proposed development including details of any dwellinghouses and other works proposed

The proposed development comprises the change of use of existing first-floor commercial office accommodation (Use Class E) to residential use (Use Class C3) under Class MA permitted development rights.

The proposal provides five self-contained apartments, comprising three 1-bedroom units and two 2-bedroom units, all located at first-floor level.

The development involves internal reconfiguration only, including the formation of new internal partitions, installation of kitchens and bathrooms, and associated building services. No extension to the building footprint or increase in height is proposed.

Access to the residential units will be taken via the existing access arrangements serving the upper floors. External alterations are limited to minor works associated with building services where required and do not materially alter the appearance of the host building.

Refuse storage and cycle storage will be provided within the existing site curtilage and managed in accordance with local collection arrangements.

The development will be carried out in full compliance with the Building Regulations, including requirements relating to fire safety, sound insulation, ventilation, and energy efficiency.

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

All proposed dwellinghouses have been designed to ensure that all habitable rooms benefit from adequate natural light, in accordance with the requirements of Class MA of the General Permitted Development Order.

Habitable rooms, including living/kitchen areas and bedrooms, are served by existing external windows located within the building's external elevations. The layout of each apartment has been arranged so that habitable rooms are positioned directly adjacent to these windows, ensuring good levels of daylight and outlook.

The submitted proposed first-floor plans demonstrate that each habitable room has a clear external window and is capable of receiving sufficient natural light appropriate to its use. Non-habitable rooms such as bathrooms and circulation spaces are either internally located or mechanically ventilated as required.

On this basis, the proposed development provides a suitable standard of internal living conditions with adequate natural light to all habitable rooms.

Anadditional x3 windows have been implemented away from street elevation

What will be the net increase in dwellinghouses?

5

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building prior to the development.

Impacts and risks

Please provide details of any transport and highways impacts and how these will be mitigated, particularly to ensure safe site access

The proposed development involves the change of use of existing first-floor commercial accommodation to residential use and does not involve any extension to the building footprint or alterations to the existing access arrangements.

The site is located within a sustainable town-centre location, with convenient access to local services, shops, and public transport, including bus routes within walking distance. As such, future occupants are unlikely to be heavily reliant on private car use.

Pedestrian access to the upper floors will continue to be taken via the existing access arrangements, which are already established and suitable for the proposed residential use. No changes to the highway layout or visibility splays are required.

Given the modest scale of the development (5 apartments) and the re-use of existing floorspace, the proposal is not expected to result in a level of traffic generation that would give rise to severe highway or transport impacts. On-street parking and public car parks are available in the vicinity, consistent with the site's town-centre context.

On this basis, no specific mitigation measures are required, and the proposed development will operate safely and satisfactorily in transport and highway terms.

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

The proposed development comprises the change of use of existing first-floor commercial accommodation to residential use and does not involve any ground works, excavation, or disturbance of soils.

The site has an established commercial and town-centre use, and there is no evidence to suggest that the building or site is affected by land contamination that would pose a risk to future occupants.

As no intrusive works are proposed, the risk of encountering contaminated land is considered to be low. Notwithstanding this, should any unforeseen contamination be identified during the course of the works, appropriate measures will be implemented in consultation with Building Control and the Local Authority, in accordance with relevant legislation and best practice guidance.

On this basis, the proposed development is not expected to give rise to any unacceptable contamination risks.

Please provide details of any flooding risks and how these will be mitigated.

The proposed development comprises the change of use of existing first-floor commercial accommodation to residential use and does not involve any extension to the building footprint, ground excavation, or alteration to existing drainage arrangements.

The residential units are located entirely at first-floor level, meaning the development is not vulnerable to surface water or fluvial flooding impacts at ground level. The proposal does not introduce any new built form or increase the amount of impermeable surface on site.

Foul and surface water drainage will continue to operate via the existing drainage infrastructure, which serves the building at present.

On this basis, the proposed development is not considered to be at risk from flooding, nor does it increase flood risk elsewhere. No specific flood mitigation measures are required.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated

The site is located within a mixed-use town-centre environment, with commercial premises at ground-floor level and within the surrounding area. As such, potential noise from nearby commercial uses has been considered as part of the proposal.

The residential units are located at first-floor level and have been laid out to provide appropriate separation between habitable rooms and sources of commercial activity where practicable. A noise assessment has been undertaken to assess the impact of external and commercial noise on the proposed dwellings and to identify any required mitigation measures to ensure acceptable internal noise levels.

Where necessary, mitigation measures will be incorporated into the development, which may include enhanced glazing specification, acoustic insulation to floors and walls, and acoustically-rated ventilation, to ensure that internal noise levels within habitable rooms comply with relevant standards and provide suitable living conditions for future occupiers.

All mitigation measures will be implemented prior to occupation and the development will comply fully with the requirements of the Building Regulations, including Part E (Resistance to the Passage of Sound).

On this basis, the proposed development will provide an acceptable residential environment with no undue adverse noise impacts on future occupiers.

If the building is located in a conservation area, and the development involves a change of use of the whole or part of the ground floor. Please provide details of the impacts that the change of use will have on the character or sustainability of the conservation area and how these will be mitigated

The building is located within a designated conservation area. However, the proposed development relates solely to the change of use of existing first-floor accommodation, with no change of use to the ground floor and the only external alterations proposed are away from the street views.

All works are internal in nature and do not affect the external appearance, architectural features, or setting of the building. As such, the proposal will have no impact on the character, appearance, or sustainability of the conservation area.

The continued commercial use of the ground floor will be retained, preserving the active frontage and town-centre function of the area. The proposal therefore maintains the established mixed-use character of the conservation area and does not result in any harm.

On this basis, no mitigation measures are required.

If the building is located in an area currently in use for general or heavy industry, waste management, storage and distribution, or a mix of such uses.

Please provide details of the impacts on intended occupiers of the development of the introduction of residential use in the area and how these will be mitigated

n/a

If the proposal involves the loss of services provided by a registered nursery, or a health centre. Please provide details of the impacts on the local provision of the type of services lost and how these will be mitigated

n/a

List of flats and other premises in the existing building

Please provide a list of all addresses of any flats and any other premises within the existing building

House name:
Number: 58
Suffix:
Address line 1: Long St
Address Line 2:
Town/City: Middleton
Postcode: M24 6UQ

Declaration

I/We hereby apply for Prior Approval: Change of use – commercial/business/service to dwellinghouses 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

Daanyal Shairaz

Date

25/01/2026
