



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), or betting office or pay day loan shop to mixed use including up to two flats (Use Class C3)

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

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	442
Suffix	
Property Name	
Address Line 1	Edenfield Road
Address Line 2	
Address Line 3	
Town/city	Rochdale
Postcode	OL12 7PD

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

Easting (x)

Northing (y)

387421

414077

Description

Applicant Details

Name/Company

Title

Mr

First name

Surname

Murphy

Company Name

Arvaya Developments Ltd

Address

Address line 1

442 Edenfield Road

Address line 2

Address line 3

Town/City

Rochdale

County

Country

Postcode

OL12 7PD

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

BL9 0DR

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

Would the proposed change of use result in the building containing more than two flats?

- ☐ Yes
☒ No

Would a part of the building continue to be:

- In a commercial/business/service use; and/or
- Used as a betting office and/or a pay day loan shop

- ☒ Yes
☐ No

Would the proposed flat(s) only be situated on floor(s) above a floor where at least some of the other proposed mixed uses are to be provided?

- ☒ Yes
☐ No

If the building has a ground floor display window, would any of that ground floor be used as a flat?

- ☐ Yes
☒ No / The building does not have a ground floor display window

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

- ☒ Yes
☐ No

Following the change of use, will each flat only be used as a dwelling:

- By a single person or by people living together as a family; or
- By not more than 6 residents living together as a single household (including a household where care is provided for residents)

- ☒ Yes
☐ No

Description of Proposed Works, Impacts and Risks

Proposed works

Please describe the proposed development including details of the flat(s) and other works proposed

Proposed Change of Use of the 2 upper floors from Hairdresser (Class E) to 2 No Residential Flats (Class C3). Use of rear site area as car parking and bin storage. (Re-submission of application ref: NOT/2025/1349)

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

Both dwellings will benefit from natural daylight from either retention of existing window openings including openable windows, as well as the use of rooflights to provide daylight and ventilation to all habitable spaces within the 2 flats.
This re-submission seeks to address the natural daylight deficiency (following refusal of application NOT/2025/1349) through the provision of 2 additional rooflights which provide an additional 2m2 of window area. The floor area of the living / kitchen area is 18.4m2 and the total rooflight area is 3.2m2 which gives 17% which is in excess of the 10% (1/10) required for natural daylighting.

What will be the net increase in dwellinghouses?

2

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.

Please provide details of any arrangements required for the storage and management of domestic waste

Domestic bins will be stored within a simple bin storage enclosure located within the rear site area and accessible from Meadow View.

Impacts and risks

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

We are not aware of any contamination issues arising from historic uses within the site area and the 2 dwellings are locate at first and second floor level and are not affected.

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

The proposed flats will be located within the upper 2 storeys and therefore flooding will not be an issue for the occupants of the dwellings, notwithstanding the fact the Environment Agency flood risk map confirms that the site is not within a flood risk area.

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

Planning Approval has previously been granted Planning Permission for use of the adjacent site as Tesco Express and therefore noise generation activities within a residential area are minimal.

Declaration

I/We hereby apply for Prior Approval: Change of use - commercial/business/service/etc to mixed use incl up to two flats 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

Richard Shuttleworth

Date

19/02/2026