

PLANNING STATEMENT

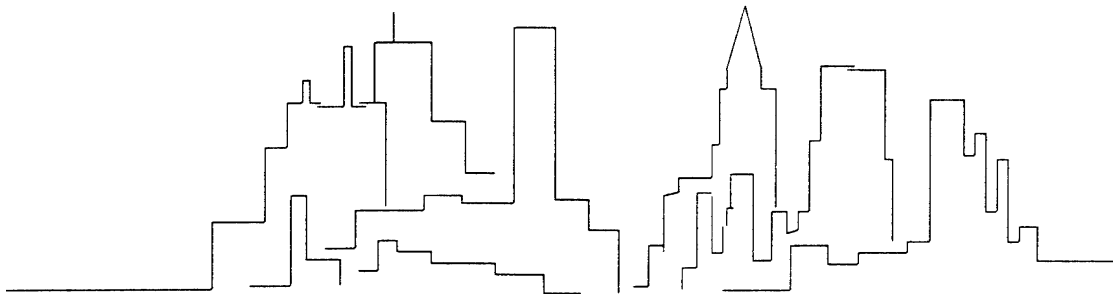
FOR

1 SUMMER STREET

ROCHDALE

for

Mrs S. Hasan



The **Institution
of Structural
Engineers**



November 2025

Our Ref: PSS / 24010

Issue and Revision Record

Rev	Date	Originated	Checked	Approved	Description
	24.11.2025	PB	PSS	PSS	

This document is to be read in conjunction with the following drawings:

- 24010/10- Existing site plan and site sections
- 24010/11- Existing plan & elevations
- 24010/12- Proposed elevations
- 24010/13- Proposed ground floor plan
- 24010/14- Proposed mezzanine and roof plan & 3D images
- 24010/15- Proposed site plan & sections
- 24010/16- 3D images
- 24010/17- Proposed bin store.

Introduction

This Planning Statement is submitted in support of a full planning application for the redevelopment of land at 1 Summer Street, Rochdale OL16 1SY. The proposal seeks permission for the construction of a new industrial building subdivided into five light industrial units (Use Class E(g)(iii)), together with car parking and associated access improvements. It is intended that this report be read in conjunction with the accompanying drawings and other documents as part of the application.

The statement sets out the site context, details of the proposal, assessment against the development plan, and demonstrates compliance with the National Planning Policy Framework (NPPF 2023), the Rochdale Core Strategy (2016), and the Places for Everyone Joint Development Plan (2024).

Planning History

23/00265/CPL - Application for a certificate of lawfulness for the proposed sub-division for existing general industrial unit (B2 use) into 4 separate B2 units including formation of new door opening on front elevation – Refused 22.05.2023

23/00847/CPL - Certificate of lawfulness for the proposed subdivision of industrial unit (B2) into 4 industrial units (B2) - Granted unconditionally 11.10.2023

PREAPP/00062/25- Pre- planning application for proposed 5 industrial units (Use Class E(g)(iii))- 27.08.2025.

Planning Policy Framework

National Planning Policy Framework (2023)

The National Planning Policy Framework (NPPF, 2023) sets out the Government's overarching planning objectives. The following sections are particularly relevant to this proposal:

Section 2 – Achieving Sustainable Development

Establishes the presumption in favour of sustainable development, balancing economic, social, and environmental objectives. The proposed light-industrial units redevelop a brownfield site and support employment growth in a sustainable urban location.

Section 8 – Promoting Healthy and Safe Communities

Encourages layouts that foster social interaction and safe environments. The scheme introduces a well-designed forecourt with safe pedestrian movement and visual permeability to Summer Street.

Section 9 – Promoting Sustainable Transport

Promotes sustainable travel choices and efficient movement. The site's accessible location, provision of internal cycle parking and EV charging, and internal servicing meet these aims.

Section 11 – Making Effective Use of Land

Prioritises brownfield regeneration and efficient land use. The proposal optimises a vacant urban site within the existing built-up area, in accordance with this section.

Section 12 – Achieving Well-Designed Places

Requires development to be visually attractive, sympathetic to local character, and to add to the area's quality. The revised elevations, material palette, and landscaping respond positively to context and pre-application design advice.

Section 15 – Conserving and Enhancing the Natural Environment

Seeks protection and enhancement of biodiversity, efficient use of resources, and effective pollution control. The scheme includes SuDS, native planting, and ecological enhancements.

Section 16 – Conserving and Enhancing the Historic Environment

Requires consideration of heritage significance and setting. The accompanying Heritage Statement demonstrates that the development preserves the setting of nearby non-designated assets such as Summercastle and Barchant Mills.

Rochdale Core Strategy (Adopted 2016)

The Rochdale Core Strategy (CS) sets out the spatial vision for the Borough to 2028. The following Strategic Objectives and policies are most relevant to the proposed development at 1 Summer Street.

SO1 – Delivering a More Prosperous Economy

E2 – Increasing Jobs and Prosperity: Supports creation of modern business premises and employment growth within existing urban areas. The proposal will deliver new light-industrial workspace supporting local SMEs.

E3 – Focusing on Economic Growth Corridors and Areas: Encourages regeneration within established employment areas such as those surrounding Rochdale Town Centre; the site lies within this focus area and makes efficient use of a brownfield plot.

SO2 – Creating Successful and Healthy Communities

C2 – Focusing on Regeneration Areas and Economic Growth Corridors/Areas: Promotes reuse of derelict and under-used land to improve local environments and employment prospects.

C6 – Improving Health and Well-Being: Encourages developments that create safe, attractive places with opportunities for active travel; the scheme includes landscaping and pedestrian links improving safety and amenity.

SO3 – Improving Design, Image and Quality of Place

P1 – Improving Image: Seeks high-quality design to enhance the visual appeal; the proposed elevations and material palette achieve this.

P2 – Protecting and Enhancing Character, Landscape and Heritage: Ensures new development respects heritage assets and landscape character; addressed through the

accompanying Heritage Statement.

P3 – Improving Design of New Development: Promotes contextually appropriate, energy-efficient design—central to the proposal’s architectural approach.

SO4 – Promoting a Greener Environment

G1 – Tackling and Adapting to Climate Change and G2 – Energy and New Development: Encourage low-carbon, energy-efficient design; the scheme’s fabric-first approach meets these aims.

G3 – Renewable and Low Carbon Energy Developments: Supports integration of renewable technologies; roof design allows future PV installation.

G6 – Enhancing Green Infrastructure and G7 – Increasing the Value of Biodiversity and Geodiversity: Promote habitat creation and landscaping; the proposal includes native planting and ecological enhancements.

G8 – Managing Water Resources and Flood Risk: Requires SuDS-compliant drainage; the design incorporates permeable surfaces and attenuation.

G9 – Reducing the Impact of Pollution, Contamination and Land Instability: A Phase I PRA ensures any contamination risks are addressed.

SO5 – Improving Accessibility and Delivering Sustainable Transport

T2 – Improving Accessibility: Supports developments in accessible locations with safe vehicular and pedestrian routes; the proposal provides compliant access and promotes active travel.

Managing Delivery and Monitoring Progress

DM1 – General Development Requirements: Sets out the overarching criteria for acceptable development. The proposal satisfies these through appropriate scale, design quality, parking, landscaping, and mitigation.

SD1 – Delivering Sustainable Development: Requires all schemes to demonstrate the principles of sustainable development in line with the NPPF; this project clearly does so through economic regeneration, design quality, and environmental responsibility.

Places for Everyone Joint Development Plan (PfE, Adopted 2024)

The Places for Everyone Joint Development Plan provides the sub-regional planning framework for Greater Manchester. It sets strategic policies for sustainable growth, low-carbon design, transport connectivity and environmental protection.

The following policies are most relevant to the proposed development at 1 Summer Street, Rochdale.

Sustainable and Resilient Places

- **JP-S1 – Sustainable Development**

Reaffirms the presumption in favour of sustainable development. The proposal contributes to economic, social and environmental objectives through brownfield

regeneration and energy-efficient design.

- **JP-S2 – Carbon and Energy**
Requires development to minimise carbon emissions via the energy hierarchy. The project adopts a fabric-first approach, efficient lighting and ventilation, and provides for future renewable energy generation.
- **JP-S3 – Heat and Energy Networks**
Encourages connection to low-carbon heat networks where feasible. The building layout and plant design allow future adaptation to district-heating systems if brought forward in the area.
- **JP-S4 – Flood Risk and the Water Environment**
Seeks to manage flood risk through SuDS and resilient drainage. The site is within Flood Zone 1 and the proposal employs permeable paving and on-site attenuation in accordance with this policy.
- **JP-S5 – Clean Air**
Supports development that mitigates air-quality impacts. The proposal provides electric-vehicle charging points, active-travel routes, and clean construction practices.
- **JP-S6 – Resource Efficiency**
Promotes waste minimisation, recycling, and efficient use of materials. The construction will prioritise recyclable materials and sustainable sourcing.

Places for Jobs

- **JP-J1 – Supporting Long-Term Economic Growth**
Seeks to sustain Greater Manchester's competitiveness by providing modern employment premises. The proposal delivers flexible light-industrial units supporting local business expansion.
- **JP-J2 – Employment Sites and Premises**
Protects and enhances employment land; encourages intensification within existing urban areas. The redevelopment of a vacant industrial plot accords fully with this policy.
- **JP-J3 – Office Development**
Although primarily industrial, the building design allows for ancillary office accommodation, consistent with this policy's emphasis on flexibility.
- **JP-J4 – Industry and Warehousing Development**
Supports high-quality, well-designed industrial premises on appropriate sites. The proposal satisfies this policy through its scale, layout, and design improvements responding to townscape context.

Greener Places

- **JP-G1 – Landscape Character**
Requires new development to respond to local landscape and townscape character. The proposed elevations reflect the form and materials of Rochdale's historic mills.
- **JP-G2 – Green Infrastructure Network**
Promotes an integrated green infrastructure network. The scheme provides soft landscaping and planting along the frontage, contributing to local green connectivity.

- **JP-G7 – Trees and Woodland**

Encourages tree retention and new planting. The proposal introduces small planting within the forecourt to enhance amenity and biodiversity.

- **JP-G8 – A Net Enhancement of Biodiversity and Geodiversity**

Requires measurable biodiversity enhancement. The proposal falls below the formal BNG threshold this is because the proposal compromises of a development that does not impact a priority habitat and impacts less than 25m² of the on-site habitat, and 5m of on-site habitats, such as hedgerows.

Places for People

- **JP-P1 – Sustainable Places**

Promotes mixed, accessible, well-connected communities. The proposal supports a sustainable local employment base close to the town centre and public transport links.

- **JP-P2 – Heritage**

Protects and enhances heritage assets and their settings. The Heritage Statement confirms that the nearby Summercastle and Barchant Mills are unaffected by the scheme.

Connected Places

- **JP-C1 – An Integrated Network**

Seeks a transport system that supports sustainable growth. The proposal ensures safe access from Hill Street and integrates pedestrian movement.

- **JP-C2 – Digital Connectivity**

Promotes high-quality digital infrastructure. The development will provide ducting for future fibre connection, enabling flexible business use.

- **JP-C3 – Public Transport**

Encourages developments in locations accessible by public transport; the site is within walking distance of multiple bus routes.

- **JP-C6 – Walking and Cycling**

Requires safe and direct pedestrian and cycle links. The layout includes cycle parking and safe pedestrian access from Hill Street.

- **JP-C8 – Transport Requirements of New Development**

Ensures servicing, parking, and access are appropriate to function and scale.

The Principle of Development

The site proposal has been developed and renewed against the backdrop of the Rochdale Unitary Development plan. The national and local policies seeking to achieve sustainable development and to build strong and competitive economy are fundamentally embedded in the design of the site. Significant weight has been placed on the support of economic growth and productivity, taking into account local businesses needs and wider opportunities for development.

The proposed industrial development represents a compatible and complementary use within the designated employment zone and will make a positive contribution to the regeneration of an underutilised and unsightly brownfield site following the demolition of the former industrial building. The scheme, comprising five high-quality employment units, will deliver a significant uplift in employment density within a highly accessible and sustainable urban location.

The site benefits from excellent connectivity to Molesworth Street, which forms part of the Strategic Highway Network (A24) and serves as one of the principal arterial routes around Rochdale town centre. This high level of accessibility by both public and private transport further enhances the site's suitability for employment purposes and supports the efficient functioning of the local economy. Overall, the proposal represents a sustainable form of development that will bring tangible economic and visual regeneration benefits to the area.

Site and Context

Site Location and Character

The site occupies a corner plot at the junction of Summer Street and Hill Street, within an established industrial area to the south-east of Rochdale town centre. The surrounding streetscape is characterised by commercial and light industrial buildings of consistent brick construction with either slate-tile or metal-clad roofing, contributing to a strong industrial townscape character.

Surrounding land uses are predominantly employment and commercial, including small workshops and mill buildings. Residential areas are located further south along the valley.

Former Building and Site Condition

The site was previously occupied by a single-storey brick-built industrial structure divided into three units. The larger unit was occupied by High Standard Ltd, a clothing manufacturer, with two smaller units sub-let to other local businesses. Vehicle access and loading were provided via Hill Street, with pedestrian access from Summer Street.

On 22 June 2024, the building was severely damaged by fire and subsequently deemed structurally unsafe by Building Control's Dangerous Structures Team. Demolition was completed on 23 June 2024, and the site is now cleared with sections of boundary wall remaining.

The plot measures approximately 1,434.5 m² (0.14 ha) and currently comprises hardstanding and demolition rubble. There are no trees, vegetation, or Tree Preservation Orders on site.

Proposal

The proposed development comprises the construction of a new industrial building, subdivided into five individual units, each incorporating a mezzanine floor. Each unit will have an approximate floor area of 210m², providing a suitable and flexible space for new

and growing businesses.

Primary access to the units will be via a shared car park, which will be accessed from Hill Street.

The proposed building will be constructed using red brick and a metal cladded roof with roof lights, reflecting the materials of the former structure on site and maintaining consistency with the surrounding industrial character of the area.

The design, scale and appearance of the building is in keeping with the surrounding properties and appropriate to the proposed use.

Policies within the National Planning Policy Framework (NPPF), Places for Everyone (PfE), and the Rochdale Core Strategy all emphasise the importance of achieving high-quality design that enhances local character and contributes to placemaking objectives. In particular, paragraph 135 of the NPPF requires developments to function well, be visually attractive, respect local character and history, establish a strong sense of place, optimise the potential of sites, and create environments that are safe, inclusive, and accessible.

The proposed scheme has been designed in direct response to these principles. It delivers a modern, functional, and visually coherent industrial development that makes efficient use of this underutilised brownfield site. The layout of the five employment units has been carefully planned to maximise operational efficiency and improve the visual order of the area.

The design adopts a contemporary architectural style using high-quality, durable materials that reflect the surrounding industrial context while elevating its overall appearance. The form, scale, and rhythm of the buildings create a cohesive streetscape and enhance the site's contribution to the wider employment area.

The small scale of these units, separation distances and the distances and then topography of the site means that the activities will not cause any undue noise and disturbances to the neighbouring properties. Therefore, the proposal is in accordance with the Core Strategy policies DM1, P3 and the Framework.

Scale

The building's appearance, form and materials respond directly to the industrial vernacular of the area. The proposal reinstates a built frontage where the fire-damaged structure was lost, maintaining continuity of the streetscape.

Access

The proposal provides safe and inclusive access for pedestrians and vehicles, with clear circulation routes and appropriate lighting.

Vehicular access to the site will be provided via Hill Street, with a proposed total of 15 car parking spaces which include two disabled spaces and two EV charging bays. Each of the five

industrial units will be accessed directly from the adjoining car park area, ensuring convenient and functional entry for both staff and visitors. The proposal also includes two cycle parking spaces

This ensures a legible and accessible layout that supports sustainable movement and aligns with NPPF guidance on promoting inclusive, well-connected places.

Sustainability

Sustainability has been a key consideration throughout the design and development process. The proposal makes efficient use of previously developed land, aligning with the NPPF's emphasis on reusing brownfield sites to reduce pressure on greenfield areas. The new buildings are designed to achieve high energy efficiency standards, incorporating modern construction methods, high-performance insulation, and low-energy lighting to minimise operational carbon emissions. Provision has been made for electric vehicle charging infrastructure and cycle storage, supporting a shift towards sustainable travel modes. Landscaping proposals include native planting species to enhance biodiversity and improve surface water management through natural drainage solutions. Collectively, these measures ensure the development delivers genuine environmental benefits and aligns with the sustainability objectives of the NPPF, PfE Policy JP-S3 (Carbon Reduction, Energy Efficiency and Low Carbon Development), and Core Strategy Policy G1 (Tackling Climate Change).

Drainage and Flood Risk

The site lies within Flood Zone 1 (low risk). Surface water will be managed via a sustainable drainage system in accordance with Policy G8 and national guidance.

Conclusion

The proposal delivers clear social, economic, and environmental benefits in line with national and local planning objectives. It will bring a vacant brownfield site back into productive use through high-quality regeneration, providing modern and flexible employment space to support local businesses and contribute to job creation and economic growth.

The design has been carefully developed to respect the site's heritage context and reinforce its established industrial character, ensuring the development integrates sensitively within its surroundings.

Furthermore, the scheme complies fully with relevant planning policies and incorporates a range of sustainability and energy-efficiency measures, helping to reduce environmental impact and promote long-term resilience.

