

**NCstudio**

# Deuce Padel: Expansion Planning Statement

Mitchell Hey Mills, College Road, Rochdale OL12 6AE

We are a creative practice focused  
on interiors, brand and architecture

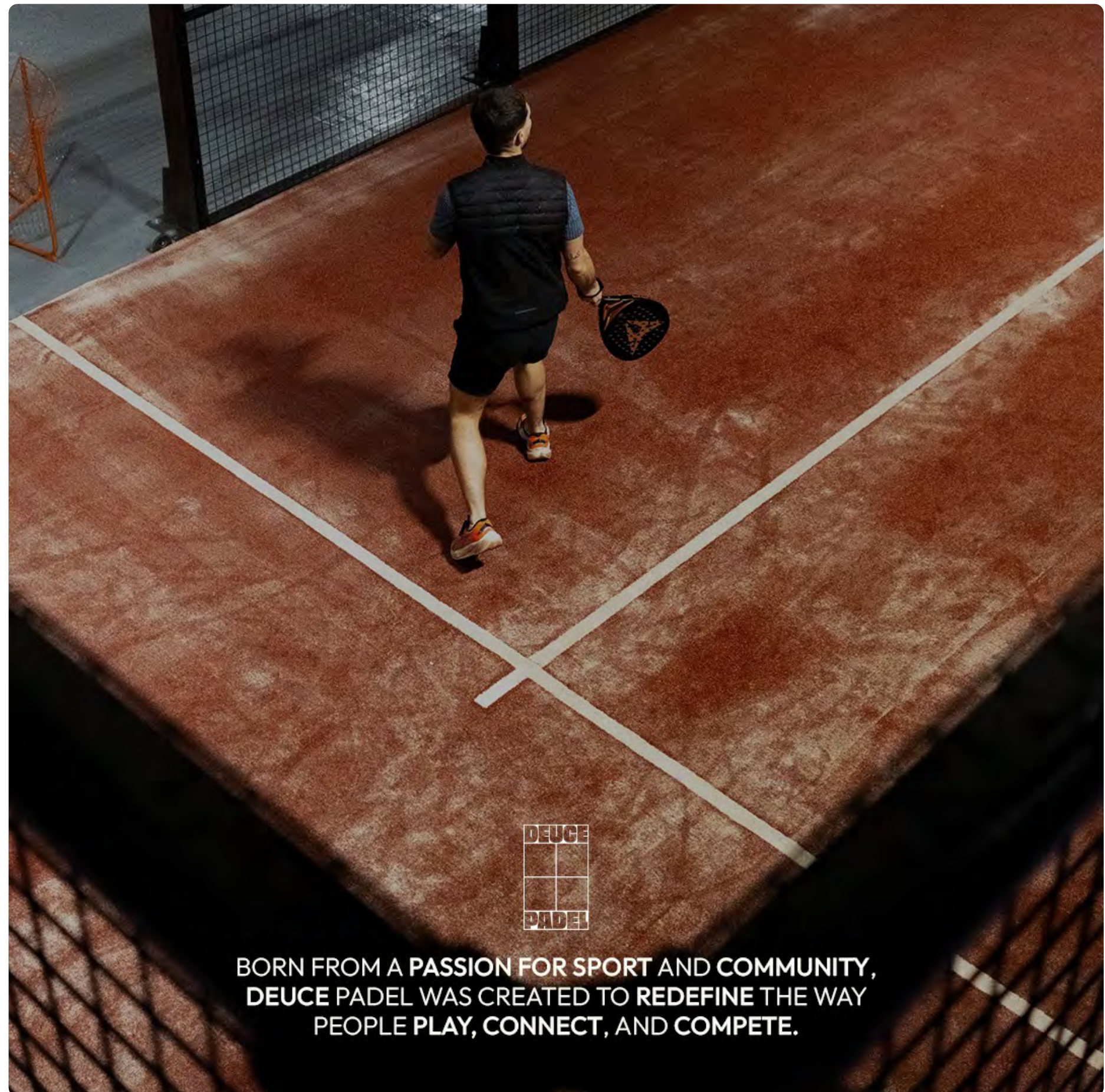
## Introduction

This Planning Statement has been prepared by NCstudio in support of a Full Planning Application for the change of use of part of an existing industrial building at Mitchell Hey Mills, Rochdale, from Class B2 (General Industrial) to Class E(d) (Indoor Sport and Recreation).

The application seeks to expand the current padel sports facility that has recently been approved and brought into operation within the northern part of the building. This proposal relates to the southern area of the building, enabling the facility to expand and operate cohesively across a larger portion of the existing warehouse. The development is limited to internal alterations only, with no material change to the building's external appearance.

## Planning History

The northern part of the building has been implemented under planning permission ref. 25/00447/FUL. This application relates to the southern part of the building and enables the padel facility to be consolidated across the northern and southern areas, operating as a single facility.



## Site Context and Current Use

The application site forms part of a large industrial warehouse building located on College Road, within an established mixed employment area at Mitchell Hey Mills. The building is of portal-frame construction with generous internal heights, making it well suited to indoor recreational use.

The northern section of the building has already been successfully repurposed as a padel sports facility following the grant of planning permission in 2025.

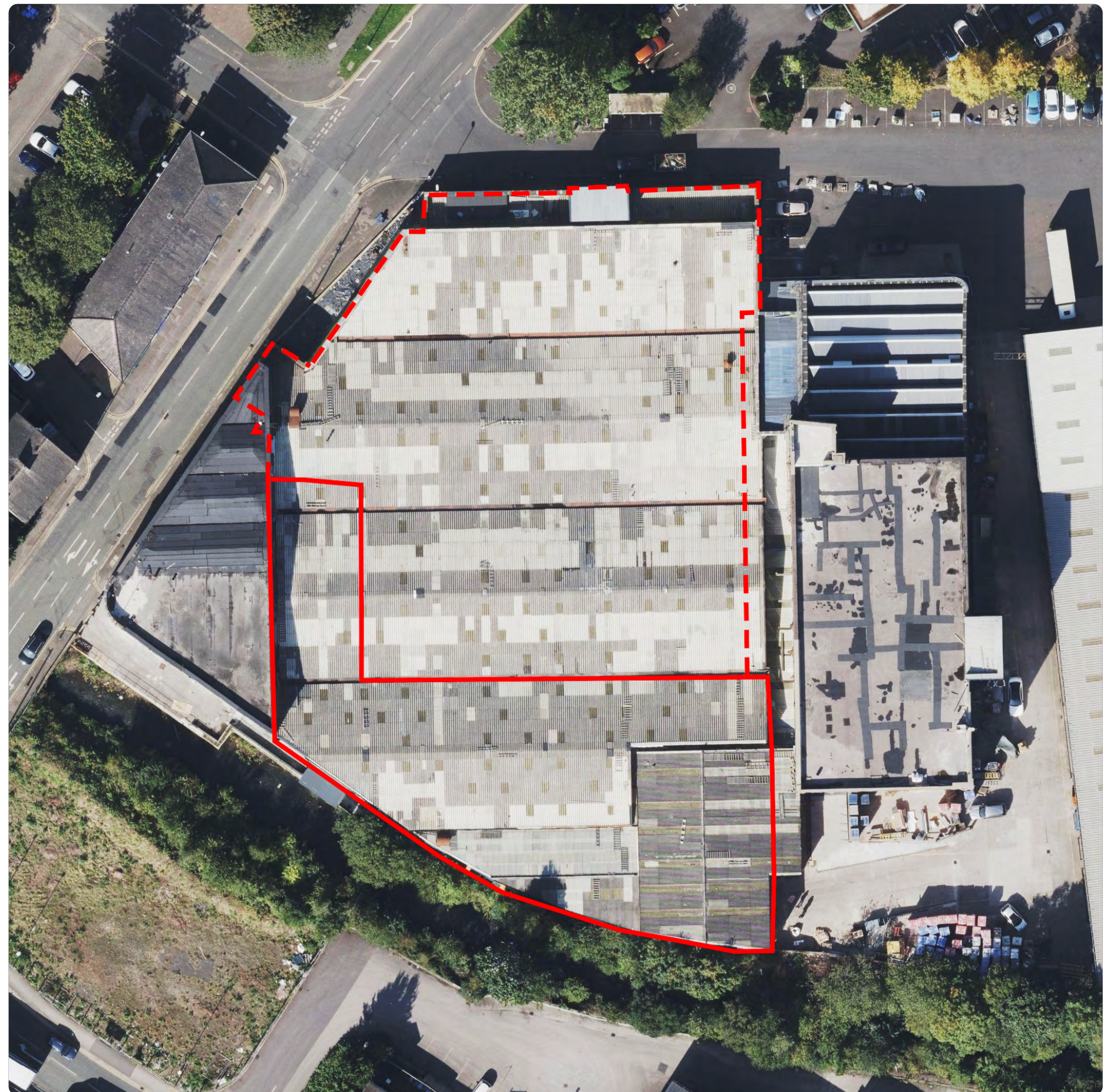
The southern section, which forms the main subject of this application, remains in lawful Class B2 use but is currently underutilised, with no active industrial operation in place and only occasional incidental storage.

The site is well separated from nearby residential properties and is accessed via an existing shared vehicular entrance from College Road. The surrounding area is characterised by commercial and industrial uses, within which leisure and recreation uses are compatible.

## Development Proposal

The proposal seeks to extend the change of use of the building from Class B2 to Class E(d) to allow the incorporation of five additional indoor padel courts within the southern part of the warehouse.

The works are confined to internal alterations only and do not involve any increase in built footprint, changes to site levels, or material external works. Existing reception, changing and ancillary facilities, approved and implemented as part of the earlier phase, will continue to serve the expanded facility.



## Policy Context

The site lies within a **Mixed Employment Zone** under **UDP Policy EC/3** and is also subject to Core Strategy Policies **E2 (Increasing Jobs and Prosperity)** and **E3 (Focusing on Economic Growth Corridors and Areas)**.

These policies seek to retain employment land while allowing flexibility where:

Continued industrial use is no longer the most effective or viable option

Alternative uses are compatible with surrounding employment activity

Proposals contribute positively to economic diversification and regeneration

The proposal also aligns with the direction of the emerging Local Plan Review, which supports the flexible reuse of underutilised employment buildings and the introduction of leisure and community uses where appropriate.



 Mixed Employment Zone EC/3

## Justification for the Change of Use

### **a) Suitability of the Site**

The successful operation of the existing padel facility demonstrates the suitability of the site for Class E(d) use and provides confidence that the expanded proposal represents a sustainable long-term use. The building's size, internal volume, and configuration make it particularly well suited to indoor sports use. The existing industrial layout is less compatible with modern B2 requirements, whereas the padel facility makes effective use of the building's clear spans and height.

### **b) Compatibility with Employment Objectives**

While the proposal involves the loss of a portion of B2 floorspace, it introduces a leisure-based employment use that remains consistent with the wider objectives of the employment designation. The development supports economic activity, attracts regular footfall, and contributes to the vitality of the area without displacing active industrial operations.

### **c) Community and Health Benefits**

The expanded facility will provide increased access to indoor sport and recreation, supporting healthier lifestyles and social interaction for a wide range of users. The use is inherently low-impact and compatible with neighbouring commercial activities, with no unacceptable effects on residential amenity, traffic, or servicing arrangements.

## Employment Impact

The existing padel facility supports approximately 4.5 full-time equivalent (FTE) roles. The proposed expansion is expected to generate a further 2.0 FTE positions associated with the additional courts, resulting in a net increase in employment at the site.

The roles include management, customer service, and operational support. There is also potential for additional casual or sessional employment linked to coaching, events, and community programmes. The construction and fit-out works will provide short-term employment opportunities through local contractors and trades.

## Technical Considerations

The proposal has been supported by updated supplementary technical information, including transport and flood risk summaries. The development does not increase flood risk on site or elsewhere and does not result in a material increase in traffic movements or parking demand beyond what can be safely accommodated within the existing site arrangements.

## Conclusion

The proposed development represents a logical and well-managed expansion of an already approved and operational padel sports facility. It enables the continued reuse of an existing industrial building in a way that supports economic diversification, job creation, and community wellbeing, without giving rise to adverse impacts.

The proposal is consistent with national and local planning policy and represents sustainable development in accordance with the objectives of the development plan. Planning permission is therefore respectfully sought.



Image: Main Reception

**NCstudio**

**Thank you**  
**It's been our pleasure**

Please do not hesitate to get  
in touch if you have any questions.

Lucy@ncstudio.co.uk  
+44 7764 485731

NCstudio.co.uk  
@ncstudiodesign