

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/00919/VRCON	Claire Ringwood	8 th July 2025

Address: 8 South Parade Rochdale OL16 1LR

Proposal: Section 73 application to vary condition 2 (Approved Plans) of planning permission 23/01171/FUL (Change of use of former nightclub to restaurant/takeaway at ground floor including installation of external flue and an access door to rear) for alterations to the shopfront

PUBLICITY	Weekly list expired?	Y	Site Notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

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
	Neighbour comments received?	N

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

RECOMMENDATION	GRANT subject to conditions
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CHECKED AND SIGNED OFF BY: RC

DATE: 10/07/25

SITE

The application site is a three-storey mid-terraced building in Rochdale Town Centre. The building is currently vacant but was previously used as a nightclub and then as a food bank. In 2022 the facades of buildings on the corner of Drake Street and South Parade were refurbished as part of the Council's Heritage Action Zone (HAZ) scheme (application ref: 20/00817/FUL).

The site falls within the Rochdale Town Centre Conservation Area and sits within Flood Zone 3 because of its location close to the River Roch.

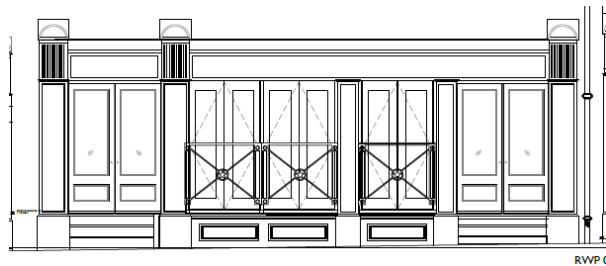
Due to its town centre location, South Parade is a prominent urban thoroughfare and an important asset to Rochdale's hospitality/ retail economy. Its central location and close proximity to the bus station, tram stop, and surrounding amenities ensure a high and continuous footfall.

The building is adjoined to AST Hampsons Solicitors and a Post Office which has the Hoochi Koochi bar above. The building extends up to Fleece Street at the rear and to the side behind 7 South Parade is 1 and 3 King Street.

PROPOSAL

The application seeks to vary condition 2 (approved plans) of planning permission 23/01171/FUL to change the shopfront from 3 x folding doors to 3 x large windows with top panels above. It is assumed that the proposal also includes the removal of 3 x railings to the front of each double window as these are not shown on the submitted plans however, this has not been confirmed by the applicant's agent.

As Existing (no amendments proposed under permission 23/01171/FUL)



As Proposed



Condition 2 is included in full below.

Condition 2

This permission relates to the following plans and documents:

Drawing No: K234-05/A - Location Plan
Received 16th November 2023

Flood Risk Assessment by T J Booth Associates, Doc Ref: rep-tjb-A1S-8
southparade-FRA-011223.docx, Rev 0, Date Dec 2023
Received 8th December 2023

Drawing No: FA-23-0269-01 Rev B - Proposed Ventilation Arrangement
Appendix 3: Risk Assessment for Odour by RGM Leeds Ltd t/a Hopkins, Date
Completed 27/02/24
Ventilation Calculation by RGM Leeds Ltd t/a Hopkins, Date Completed 27/02/24
Received 7th March 2024

Drawing No: K234-03/B - Proposed Layouts
Drawing No: K234-04/C - Proposed Layouts
Received 29th April 2024

and the development shall be carried out in accordance with the approved drawings.

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

PLANS AND DOCUMENTS SUBMITTED

The following plans and information submitted with the current application are:

Drawing No: A102 – Proposed
Received on 18th September 2024

Drawing No: A102 – Proposed (Drawing Date Amended: 02/06/2025)
Received on 7th July 2025

RELEVANT PLANNING POLICY

National Guidance

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-S4 Flood Risk and the Water Environment
JP-S5 Clean Air
JP-J1 Supporting Long-Term Economic Growth
JP-P1 Sustainable Places
JP-P2 Heritage
JP-C8 Transport Requirements of New Development

Adopted Rochdale Core Strategy (CS):

SO1	Delivering a more prosperous economy
E1	Establishing thriving town, district and local centres
SO2	Creating successful and healthy communities
C6	Improving health and well being
SO3	Improving design, image and quality of place
P2	Protecting and enhancing character, landscape and heritage
P3	Improving design of new development
DM1	General development requirements
SD1	Delivering sustainable development

Unitary Development Plan (UDP):

A number of policies contained within the Unitary Development Plan have been saved following the adoption of the Core Strategy. The following saved policies are relevant:

G/D/1	Defined Urban Area
G/S/1	Hierarchy and Role of Centres
S/5	Development Elsewhere in Town Centres

Supplementary Planning Documents (SPD):

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

Guidelines & Standards for Hot Food Takeaway Uses (April 2015, updated February 2017)

RELEVANT SITE HISTORY

20/00817/FUL - External repairs, re-roofing, new fenestration and traditional timber shopfronts to 12 properties within the town centre of Rochdale as part of the South Drake Street Heritage Action Zone. Approved 15/09/2020.

22/00519/DOC - Submission of details to comply with condition 3 (Colour Finishes) of planning permission 20/00817/FUL. Request Completed 10/08/2022.

23/01171/FUL - Change of use of former nightclub to restaurant/takeaway at ground floor including installation of external flue and an access door to rear. Approved 24/05/2024.

SUMMARY OF CONSULTATION RESPONSES

Urban Design / Conservation Officer

Summary: No overall design objection subject to the timber framework being replaced like for like.

REPRESENTATIONS

Written notification letters were sent to occupiers of properties surrounding the development site and the application was publicised in the local press and site notices displayed. One letter of objection has been received in regards to the access door to the rear which is stated will infringe on the existing fire escape door at 7

South Parade. *[Officer Note: The amended plans have now removed the access door and steps however, Building Control had previously advised that this would have been covered under Building Regulations and concerns would have been raised if there were any at this stage].*

ANALYSIS

Procedural Matters

The application seeks to vary condition 2 of planning permission 23/01171/FUL which was for the change of use of former nightclub to restaurant/takeaway at ground floor including installation of external flue and an access door to rear.

The application was originally recommended for refusal as the agent had not addressed the concerns raised by officers in respect of the window design and the rear access door and steps. The agent was given one last opportunity to address these matters and after many months the agent provided the amendments required.

The application site is located in the Rochdale Town Centre Conservation Area and was refurbished, and a new traditional-style shopfront was installed, as part of the Drake Street Heritage Action Zone project. Officers raised no objection to the principle of replacing the shopfront windows however, they did request that the windows match the design and appearance of the neighbouring windows i.e timber framed with small window panels at the top (rather than one large glazed window as originally proposed) given the Conservation Area location and within the Heritage Action Zone.

The applicant's agent did request that aluminium windows be considered however, this is not considered acceptable owing to the recently delivered shopfront improvement scheme as part of the Heritage Action Zone which aimed to create a consistency and uniformity. Timber windows will be conditioned.

Conclusion

Taking the above into consideration, subject to the amended and new conditions, the amendments proposed are considered to be acceptable. It is not considered that the application presents any other changes in the overall nature of the development and as such has no bearing on the principle of the development or any other matters beyond those discussed in this report. As such the application proposals are in accordance with Policies Policy P2 of the Rochdale Core Strategy, Policy JP-P2 of PfE and the NPPF.

RECOMMENDATION

GRANT subject to the following conditions:

Condition 1 – no change

The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

Amended Condition 2

This permission relates to the following plans and documents:

Drawing No: K234-05/A - Location Plan
Received 16th November 2023

Flood Risk Assessment by T J Booth Associates, Doc Ref: rep-tjb-A1S-8 south
parade-FRA-011223.docx, Rev 0, Date Dec 2023
Received 8th December 2023

Drawing No: FA-23-0269-01 Rev B - Proposed Ventilation Arrangement
Appendix 3: Risk Assessment for Odour by RGM Leeds Ltd t/a Hopkins, Date
Completed 27/02/24
Ventilation Calculation by RGM Leeds Ltd t/a Hopkins, Date Completed 27/02/24
Received 7th March 2024

Drawing No: A102 – Proposed (Drawing Date Amended: 02/06/2025)
Received on 7th July 2025

and the development shall be carried out in accordance with the approved drawings.

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

Condition 3 – no change

The premises shall not be used by visitors or members of the public outside the hours of 11:00 to 23:00 on Monday to Sunday or Bank Holidays.

Reason: In the interest of the amenity of adjacent residential uses and to prevent nuisance arising and in compliance with Policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Condition 4 – no change

No building or use hereby permitted shall be occupied or the use commenced until the extract/ventilation systems have been installed in accordance with the approved plans and specifications: Drawing No: FA-23-0269-01 Rev B - Proposed Ventilation Arrangement, Appendix 3: Risk Assessment for Odour by RGM Leeds Ltd t/a Hopkins, Date Completed 27/02/24 and Ventilation Calculation by RGM Leeds Ltd t/a Hopkins, Date Completed 27/02/24, received by the Local Planning Authority on 7th March 2024 including the details provided in the email dated 26th February 2024 from the applicant's agent. The mitigation measures shall be implemented. Thereafter the extract/ventilation systems shall be permanently retained and maintained in accordance with the approved specifications.

Reason: To safeguard the amenity of nearby premises and the area generally in accordance with Policy DM1 of the Core Strategy, the Councils SPD and the NPPF.

Condition 5 – no change

The development hereby permitted shall not be brought into use until the refuse and recycling storage has been provided in accordance with the plans hereby approved. The spaces shall be kept available for refuse and recycling at all times thereafter and the bins returned to their storage position.

Reason: In the interests of general amenity, to ensure the rear yard remains clear, to ensure convenience of arrangements for refuse and recycling storage and collection

and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with policies T2 and DM1 of the Rochdale Core Strategy.

Condition 6 – no change

Prior to the first use of the development hereby approved a Waste Strategy shall be submitted to, and approved in writing by, the Local Planning Authority. The Waste Strategy shall include, but not limited to, details of grease traps to be installed. Thereafter, the Waste Strategy shall be permanently retained and maintained in accordance with the approved details.

Reason: to prevent unwanted trade effluent entering the sewers and in accordance With Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Condition 7 – no change

A Flood Evacuation Plan as detailed within the Flood Risk Assessment by T J Booth Associates, Doc Ref: rep-tjb-A1S-8 south parade-FRA-011223.docx, Rev 0, Date Dec 2023, received by the Local Planning Authority on 8th December 2023 shall be produced. The Evacuation Plan shall be maintained in perpetuity for the lifetime of the development.

Reason: In order to comply with good practice building for flood resilience/safety in the flood zone and in accordance with Policy G8 of the Core Strategy, Policy JP-S4 of PfE and the National Planning Policy Framework.

Condition 8 – no change

Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the premises shall be used for Class E(a), E(b), E(c) and E(g)(i) and for no other purpose (including any other purpose in the same Use Class of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: Another alternative use of the premises which may otherwise be permitted by virtue of the above Orders could be harmful to highway safety, residential amenity or town centre uses in accordance with Policies E1, DM1 and T2 of the adopted Core Strategy and the NPPF.

New Condition 9 – Window details

Prior to the instatement of the new windows hereby approved, and notwithstanding the approved plans, full product specifications, elevations and cross-sectional details, at a scale of no less than 1:20, shall be submitted to, and approved in writing by, the Local Planning Authority. Any windows to be instated shall match those as existing in respect of material (timber).

Reason: to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Procedure Statement:

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Notes for Applicant:

The site sits within Flood Zone 3, which is a designation for areas at the highest risk of flooding. The applicant should, as soon as reasonably possible, engage with emergency planning services to formulate a flood evacuation plan and sign up for early warning systems.

The applicant is advised that any signage proposed with the use will need separate advertisement consent. There is also the requirement to comply not only with the Advertisement Consent regulations, but also the prevailing theme and advertisement consent for the South Parade & Drake Street Property Improvement Scheme that was undertaken as part of the Partnership Schemes in Conservations Area programme during the time of the Rochdale Heritage Action Zone.

Report Author Claire Ringwood