



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
Number One Riverside
Smith St
Rochdale
OL16 1XU

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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	109
Suffix	
Property Name	
Address Line 1	109-111 Yorkshire Street
Address Line 2	
Address Line 3	
Town/city	Rochdale
Postcode	OL16 1YJ

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

Easting (x)

Northing (y)

389844

413690

Description

The site includes two addresses which is 109 Yorkshire Street, Rochdale, OL16 1YJ and 111 Yorkshire Street, Rochdale, OL16 1YJ. ALL FLOORS of the building are to be included within this application.

Applicant Details

Name/Company

Title

Mr

First name

Ifikhar

Surname

Jalil

Company Name

Address

Address line 1

109-111 Yorkshire Street

Address line 2

Address line 3

Town/City

Rochdale

County

Country

Postcode

OL16 1YJ

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

Rahul

Surname

Rahman

Company Name

Adept Design Ltd

Address

Address line 1

170 Drake Street

Address line 2

Address line 3

Town/City

Rochdale

County

Country

United Kingdom

Postcode

OL16 1UP

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

The applicant proposes to retain the ground floor under Class E (Commercial, Business & Service) use. However, they plan to convert the first and second floors into two self-letting flats, designated under Class C3 (Dwelling houses). Hence, classified as mixed-use.

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

Bedrooms and living areas include windows which allow subsequent natural light.

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

The proposed access to the upper two floors will be via a staircase at 111 Yorkshire Street, leading to a communal hallway. From there, the entrance to the first-floor flat is immediately accessible, while continuing through the hallway leads to the access door for the second-floor flat. The previous occupants, a property management agency, disposed of their waste by exiting through the front entrance and walking around to the rear. This waste disposal arrangement will remain unchanged under the current proposal.

Impacts and risks

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

No contamination risks have been identified.

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

The property is located within flood zone 1 which is low risk, no critical drainage issues have been identified within the 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

Pre-completion sound testing will be required to verify 43dB airborne and 64dB impact sound reduction. This will be completed on the floors between apartments and the floor between shop and apartment.

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

Rahul Rahman

Date

24/09/2024