

APPLICATION NUMBER: 25/00264/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00264/FUL

CASE OFFICER

Sam Yuen

DETERMINATION DATE 24.06.2025 **EXT OF TIME** 11.07.2025

Address: Kingsway Business Park, Logic 6, Charles Babbage Avenue, Rochdale, OL16 4NW

Proposal: Proposed change of use from industrial warehouse unit to construction training academy (F1a)

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	N/A

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/A

RECOMMENDATION

GRANT SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY: RK

DATE: 11/07/2025

SITE

The application relates to Logic 6 (formerly Unit 6 of Plot D3/D4), a vacant industrial unit located in Kingsway Business Park. The unit is part of a recent development of 11 industrial units to the business park at the end of Charles Babbage Avenue and comprises dedicated off-street access and parking space to the front.

PROPOSAL

Planning permission is sought for the change of use from industrial warehouse unit (Class B2/B8/E) to a construction training academy (Class F1a). The supporting statement states the proposed change of use to support the development of a vocational alternative provision focused on construction skills to support young people struggling in mainstream education with the Borough. The academy will take in approximately 15 students aged 14-16 who will attend one or two days a week. Operating hours will run from 9:30am to 2pm during the academic year with access for staff where needed.

Activities associated with the academy include training related to trades such as plastering, bricklaying, plumbing and joinery; teaching and administrative tasks.

The proposal comprises alterations to the internal layout including a mezzanine level with a kitchen/canteen, breakout room and office space. No external alterations are proposed.

RELEVANT PLANNING POLICY

National Guidance

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

Places for Everyone Joint Development Plan (PfE)

Policy JP-J3 Office Development

Policy JP-J4 Industry and Warehousing Development

Adopted Rochdale Core Strategy (CS):

- E2** Increasing jobs and prosperity
- E3** Focusing on economic growth corridors and areas
- C7** Delivering education facilities
- G9** Reducing the impact of pollution, contamination and land instability
- T2** Improving accessibility
- DM1** General development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area
EC/7 Kingsway Business Park

RELEVANT SITE HISTORY

19/00518/ANM - Application for non-material amendments to reserved matters approval 17/01322/REM in relation to revisions to retaining walls, unit numbering, boundary treatments, perimeter maintenance paths, bin stores, cycle shelters, ribbon window arrangements to Units 2, 3 and 4, relocation of level access door to Unit 3 and addition of look-a-like glazing panels to Unit 9 – Grant subject to conditions

17/01322/REM - Approval of reserved matters pursuant to outline permission 16/01085/VRCON for the erection of 11 industrial and warehouse units, including ancillary office and core facilities and associated external works and landscaping - Grant subject to conditions

16/01085/VRCON - Variation of condition 12 (maximum floorspace thresholds) on planning permission 14/00542/OUT to remove the references to Use Classes B1(c)/B2 and B8 and the associated floorspace figures - Grant subject to conditions

14/00542/OUT - Outline application, with all matters reserved, for a mixed use business park comprising buildings within development plots as shown on the site location plan for General and Light Industrial Uses (Classes B1 and B2), Offices in the Use Class B1, Distribution and Storage Uses (Class B8), Research and Development Uses in Use Class B1, Car Showrooms (Sui Generis Use), Hotels in Use Class C1, Ancillary Retail and Leisure in Use Classes A1 - A5 and D2, and Residential in Use Class C3 - Grant subject to conditions

CONSULTATION RESPONSES

Highways and Engineering

Following the submission of additional information regarding the proposed use and operation, Highways have no objections to the proposal.

Env. Health - Noise/Odours

No objections.

REPRESENTATIONS

Notifications via letters were sent to surrounding units and a site notice was posted within the vicinity of the site. No comments were received.

ANALYSIS

Principle of Development

The application site is located within the Defined Urban Area as allocated under saved UDP Policy G/D/1 whereby new development should be concentrated wherever possible and appropriate. The site is also located in Kingsway Business Park as allocated under saved UDP Policy EC/7. The outline planning permission for the development relates to general and light industrial, offices, distribution and storage, research and development as well as other associated and ancillary uses.

The proposal is seeking permission for the change of use from industrial use to a construction training academy which falls under Class F1 a). Whilst Policy EC/7 highlights the opportunity the business park presents for opening up the site for other uses, the policy makes no explicit reference to learning institutions as a permitted use. Notwithstanding, the Policy EC/7 states any development will be expected to be compatible with the overall objectives of a strategic business park development, which are primarily to attract major inward investment to the Region and sub region to support economic regeneration, and to not constrain a comprehensive overall development of the entire site. Saved Policy EC/7 should be read alongside CS Policies E2 and E3 which collectively seek to ensure a sufficient supply of suitable land, buildings and infrastructure to support the creation and retention of successful businesses.

The site falls within the north of the Borough, where CS Policy E2 seeks to protect existing employment sites and restrict changes of use to non-employment sites. However, it does make an exemption for sites smaller than 0.4ha. Considering the unit comprises only circa 0.05ha of space, the application site would qualify for the exemption.

The proposed use as a training academy would also accord with CS Policy C7 which aims to improve education, skills and training in the Borough by providing educational facilities in appropriate and accessible locations. The location of the unit is less sustainably located than other sites within town centres and established urban contexts. Notwithstanding, a bus stop is located within walking distance with a number of bus services between Rochdale, Milnrow and Middleton. Given the relatively small number of students expected to attend the academy and its operation limited to up to two days a week, it is considered the location would be acceptable.

Taken as a whole, the proposed change of use would comply with the requirements of the adopted Core Strategy, adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework in respect of the loss of an employment use within an employment area and would be acceptable in principle.

Amenity - Noise

The NPPF seeks to ensure development comprises a high standard of amenity for existing and future users. CS Policies G9 and DM1 also require new development does not have impacts that lead to an unacceptable increase in noise pollution and to mitigate against any impacts due to noise, air, dust, light and odour pollution.

Paragraph 200 of the Framework relates to the agent of change principle whereby new development should be able to be integrated effectively with existing businesses

and where the operation of an existing business could have a significant adverse effect on new development in its vicinity, the responsibility falls upon the applicant to provide suitable mitigation before the development has been completed.

The proposed use of a training academy would be noise sensitive in that its use would expect internal conditions to provide a level of peace and quiet commensurate to the use of the building as an education facility. However it is also noted the training provided on the premise may also include construction-related activities such as plastering, bricklaying, plumbing and joinery, which would generate a level of noise consistent with activities associated with the existing use as an industrial warehouse. As such, it is considered the proposed change of use as a construction training academy would pose no greater prejudice to surrounding land uses than the existing lawful use. The Council's Environmental Health Officer was also consulted and raised no objections to the proposed development.

Accordingly, having regard to the agent of change principles contained within the Framework, the proposals are considered to be acceptable with regard to noise impacts.

Highways and Parking

Policy T2 of the adopted Core Strategy aims to locate development where good access to public transport is available or can be provided. Policy DM1 requires development proposals to provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.

The application site comprises off-street parking space for up to five vehicles. A bus stop is also located within walking distance with bus routes connecting Rochdale with Milnrow and Middleton operating at four services per hour on weekdays. Whilst it is accepted the location of the site within the Kingsway Business Park is somewhat isolated from existing town centres and urban contexts, it is considered the existing transport provisions would be sufficient for the proposed use and operation and would be acceptable in this regard.

The proposed change of use is not considered to result in additional pressure to existing parking and servicing arrangements. The Council's Highways Officer was also consulted and raised no objections to the proposal. As such, the proposed development would be acceptable in accordance with Policies DM1 and T2 of the CS.

RECOMMENDATION: GRANT SUBJECT TO CONDITIONS

1. 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).

2. The permission relates to the following plans:

- ② Location Plan – drawing no. KH1070-000 received 29/04/2025
- ② Existing and Proposed Site Plan – drawing no. KH1070-100 received 17/03/2025
- ② Existing Site Plan, Floor Plans and Elevations – drawing no. KH1070-001 Rev. A received 25/04/2025
- ② Proposed Site Plan, Floor Plans and Elevations – drawing no. KH1070-101 Rev. A received 25/04/2025

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

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, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended), and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any equivalent Order following the revocation and re-enactment thereof, the building hereby approved shall only be used for the purpose of construction training academy and for no other purpose including other uses within Use Class F1a).

Reason: In the interests of amenity and highway safety and in accordance with Policies DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Report Author Sam Yuen