

FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
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Rochdale
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Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

- Yes
 No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

3500.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Proposed change of use from Class B2 (General Industrial) to Class E(d) (Indoor Sport and Recreation) to create a padel sports facility including nine indoor courts, changing facilities, reception area, and associated internal alterations. Minor external works and signage also proposed.

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

The site is currently occupied by a light industrial warehouse use, historically used for general industrial purposes (Class B2). While it is not in active operational use, the building is occasionally used for incidental storage by surrounding businesses. There is no formal tenancy or consistent occupation in place.

Is the site currently vacant?

- Yes
- No

If Yes, please describe the last use of the site

The site was previously used for general industrial purposes (Class B2).

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
- No

Land where contamination is suspected for all or part of the site

- Yes
- No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
- No

Materials

Does the proposed development require any materials to be used externally?

- Yes
- No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

The existing building features a varied industrial facade, typical of its historic warehouse use. The predominant materials across the site include a combination of exposed masonry and corrugated metal cladding, with alterations and adaptations that reflect multiple phases of occupation. On the private street-facing elevation, the ground floor is finished in a painted grey render, above which sits a taller volume in grey brick. This section contains a large former opening, now infilled with matching corrugated sheeting, providing a degree of visual continuity with the corrugated elements behind. A small substation door also exists at street level. The main rear mill structure and some of the street facing elevation retains its original masonry construction. Some historic window openings to the rear have since been infilled using corrugated cladding. At the rear ramp access, the lower level remains masonry, while the upper section introduces orange-painted corrugated panels. To the main street elevation, a recessed section of yellow-painted corrugated cladding marks the entrance to an adjacent storage unit (Podz), sitting behind the proposed padel facility but within the same building footprint. This area includes large black commercial signage, visible from the street and contribute to the layered visual context of the site. Throughout, the existing materiality reflects the building's functional character, with minimal decorative detailing and a focus on hard-wearing, industrial finishes.

Proposed materials and finishes:

The proposal seeks to retain this visual identity, while introducing subtle interventions to support the change of use. No changes or additions of walls are proposed. Entrance signage and a new door to the facility will be added to the walls. Any repairwork will be completed to match the existing finishes.

Type:

Doors

Existing materials and finishes:

The existing entrance door is a poor quality timber door. There is a grey roller shutter that is permanently closed with padlock security.

Proposed materials and finishes:

The proposal seeks to retain the visual identity, while introducing subtle interventions to support the change of use. The entrance door to the facility will be replaced with an aluminium framed door with glazing panel. Rollers shutters will be replaced with a new security shutter.

Type:

Roof

Existing materials and finishes:

The existing roof structure is a combination of corrugated sheeting and profiled metal panels, consistent with its industrial use.

Proposed materials and finishes:

No alterations to the roof form or external materials are proposed as part of this application. Internally, the roof will be repaired where required and lined with new finishes to compliment the interior design scheme.

Type:

Windows

Existing materials and finishes:

There are no external windows to the warehouse part of the building where the Padel facility is located. The main mill building does have some heritage style windows to the front elevation that are in good condition. There is no change to these and they fall out of the project boundary. The existing warehouse roof features some existing PVCs roof lights.

Proposed materials and finishes:

The existing warehouse roof features some existing PVCs roof lights, these will be assessed for damage/quality and potentially replaced for a similar aesthetic should they require. These are not visible from the street.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

The existing car park gate and pedestrian entrance is a grey aluminium finish.

Proposed materials and finishes:

No material change. These will receive a paint refresh.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

If Yes, please state references for the plans, drawings and/or design and access statement

Design and Access Statement, Proposed Elevations and Proposed General Arrangement Plans.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

22

Total proposed (including spaces retained):

22

Difference in spaces:

0

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- Yes
 No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

[You can use our partner's free online tool to determine if you are exempt and to produce detailed reasons.](#)

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:

Development subject to the de minimis exemption (development below the threshold)

What best describes the size of your site?:

Under 25 square metres

Please justify the reason why biodiversity net gain does not apply:

We believe the BNG condition does not apply to this application for the following reasons; The application seeks permission solely for a change of use from B2 (Industrial) to E(d) (Indoor Sport and Recreation), with no associated material development proposed that would alter the site's existing footprint, ground conditions, or biodiversity value. The proposed works are limited to internal alterations only other than entrance door and signage, with no land disturbance, excavation, or construction in outdoor areas. The Environment Act and supporting DEFRA guidance note that minor developments not impacting habitat or soil fall outside of BNG requirements, particularly where no landscaping or earthworks are proposed.

Note: Please read the help text for further information why developments may be exempt or not in scope.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

The existing foul drainage system will be reused, subject to confirmation of capacity and condition. No new discharge points are proposed.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

The general waste and mixed recycling bins will be located around the premises whereby they will be collected daily (or more if required) and deposited in euro bins for collection. All bins will be cleaned regularly with additional cleaning available if required. The external bin storage is shown within the Waste Management Plan within the Design & Access Statement.

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

The facility currently has a shared external waste storage area to the rear of the building as shown in the Design & Access Statement. There is ample space to increase the volume of storage bins should they be required. Internally, general waste and mixed recycling bins will be located around the premises.

The following provision is proposed:

2 x 1100L general waste bins

2 x 1100L mixed recycling bins

This capacity is considered appropriate for the scale of operation, based on occupancy, proposed use, and standard commercial waste benchmarks. The existing site waste area provides sufficient storage for the inclusion of these additional bins.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
 No

Please add details of the Use Classes and floorspace.

Use Class:

B2 - General industrial

Existing gross internal floorspace (square metres) (a):

6835

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

2904

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

0

Net additional gross internal floorspace following development (square metres) (d = c - a):

-6835

Use Class:

E(d) - Indoor sport, recreation, or fitness - Excluding motorised vehicles, firearms, swimming, and skating

Existing gross internal floorspace (square metres) (a):

0

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

2904

Net additional gross internal floorspace following development (square metres) (d = c - a):

2904

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	6835	2904	2904	-3931

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
 No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

Part-time

Total full-time equivalent

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

E(d) - Indoor sport, recreation, or fitness - Excluding motorised vehicles, firearms, swimming, and skating

Unknown:

No

Monday to Friday:

Start Time:

06:00

End Time:

00:00

Saturday:

Start Time:

06:00

End Time:

00:00

Sunday / Bank Holiday:

Start Time:

06:00

End Time:

00:00

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

William

Surname

Wilkinson

Declaration Date

28/04/2025

Declaration made

Declaration

I/We hereby apply for Full planning permission 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

William Wilkinson

Date

03/07/2025

Amendments Summary

Elevations have been updated to the scale requested by the Planning Officer.

Heritage Statement, Planning Statement and Flood risk assessment have all been uploaded as requested.

Existing and Proposed Site Plans have been included as requested.

Car Parking Location has been indicated on plans as requested.