



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

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

Phone : 01706 924305

EMAIL : development.control@rochdale.gov.uk

WEB : www.rochdale.gov.uk

Application to determine if prior approval is required for a proposed: Change of Use from Commercial/Business/Service (Use Class E), Hotels (Use Class C1), Residential Institutions (Use Class C2/C2A), or until the end of July 2022, uses previously classified as Assembly and Leisure (Use Class D2) to State-Funded School (Use Class F1(a)), or until the end of July 2022, a Nursery (previously Use Class D1(b))

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class T

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

St Albans House

Address Line 1

Drake Street

Address Line 2

Address Line 3

Rochdale

Town/city

Rochdale

Postcode

OL16 1UQ

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

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

Easting (x)

389309

Northing (y)

412808

Description

Applicant Details

Name/Company

Title

Mrs

First name

Debra

Surname

Kay

Company Name

Rochdale BC

Address

Address line 1

no 1 Riverside

Address line 2

Smith street

Address line 3

Town/City

Rochdale

County

Gr Manchester

Country

United Kingdom

Postcode

OL16 1XU

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

Gary

Surname

Benjamin

Company Name

Rochdale BC

Address

Address line 1

no 1 Riverside

Address line 2

Smith street

Address line 3

Town/City

Rochdale

County

Manchester

Country

United Kingdom

Postcode

OL16 1XU

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

This permitted development right was amended on 1 August 2021 to no longer include changes of use from uses previously classified as 'assembly and leisure' that are not now included in Use Class E (commercial/business/service); or to a nursery.

If your proposed change of use is to a nursery:

- You should not continue with this application after the end of July 2022 as it will be refused by the Local Authority and you may not be eligible for a refund.
- Where the proposed change of use is now wholly within Use Class E (e.g. from business to nursery) then, in many cases, an application for prior approval or planning permission will not be required. Please note that any work associated with the change of use may require permission. [View further details on Use Classes and changes of use.](#)
- Other changes of use to a nursery are no longer considered to be permitted development. Proposals remained eligible if applications of this type were submitted before the end of July 2022, but after that point an application for 'Full planning permission' will be required.

If your proposed change of use is from a Local Community or Sui Generis use previously classified as 'assembly and leisure' (e.g. cinemas; concert halls; bingo halls; or dance halls) then:

- You should not continue with this application after the end of July 2022 as it will be refused by the Local Authority and you may not be eligible for a refund.
- This is no longer considered to be permitted development. Proposals remained eligible if applications of this type were submitted before the end of July 2022, but after that point an application for 'Full planning permission' will be required.

If your proposed change of use is from a Hotel, Residential Institution, or Use Class E (e.g. business; or indoor sport, recreation, or fitness) then this type of application is still valid for eligible proposals.

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.

Is any part of the land, site or building:

- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one);
- a listed building (or within the curtilage of a listed building)

☐ Yes

☒ No

Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

Brownhill Learning Community urgently require temporary accommodation (2-3yrs) for 4no learning spaces to accommodate 32-40no max pupils aged 15/16yrs. St. Albans House is currently vacant and considered ideal in terms of layout and provides the opportunity of early occupation

Please provide details of any transport and highways impacts and how these will be mitigated:

Any impact on transport and highways will be positive, vehicle movements to and from the site will be less than previous

Please provide details of any noise impacts and how these will be mitigated:

The site is located at the junction of 2no busy main roads, there will no increase in current noise levels

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

There are no contamination risks

Declaration

I / We hereby apply for Prior Approval: Change of use - commercial/business/service/hotels/etc to state-funded school as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Gary Benjamin

Date

02/12/2022