

Officer Report

Case Reference: NOT/2026/0042
Location: The Phoenix Centre, L CPL Stephen Shaw MC Way,
Heywood, OL10 1LR
Proposal: Prior approval for change of use of 3rd floor from offices to
additional school facilities for Redwood School
Recommendation: Prior Approval Not Required
Officer: Aimee Bovaird

Site Location

The site is located at The Phoenix Centre, Heywood, (formerly known as the Heywood Joint Service Centre), a four storey building located in Heywood Town Centre which provides a range of public services delivered by different providers including Rochdale Borough Council. The site sits to the rear of Heywood Memorial Garden which includes Grade II Listed war memorial garden and Heywood Library, also a Grade II Listed.

The site is within the Defined Urban Area.

Proposal

The application seeks prior approval for change of use from offices on the third floor of the building to school facilities. The relevant part of the policy is Schedule 2 Part 3 Class 3 of the Town and Country Planning (General Permitted Development Order) 2015.

Relevant Planning Legislation

Classes T and W of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Relevant Site History

25/00098/FUL - Change of Use of part of first floor to educational facility. Approved

Consultation Responses

Highways: No objection

Representations

Letters of notification have been sent out to surrounding properties. No comments have been made.

Analysis

Schedule 2 Part 3 Class T allows change of use from commercial, business and service, hotels to state funded schools.

Development is not permitted by Class T -

(a)the site is, or forms part of, a military explosives storage area;

(c)the site is, or forms part of, a safety hazard area; or

(d)the building is a listed building or a scheduled monument.

The site is not within and does not form a military explosive area, safety hazard area or the building is not a listed building or scheduled monument. The proposal does not fall under an exclusion.

Conditions

Development is permitted by Class T subject to the following conditions:

(a)the site is to be used as a state-funded school falling within Class F.1(a) of Schedule 2 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use of the site as such a state-funded school;]

The proposed use is classrooms to support the delivery of specialist education for Redwood School.

(b)before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the local planning authority will be required as to—

(i)transport and highways impacts of the development;

The site is in a sustainable location and the proposed use and is well served by public transport. It is considered that the highway network within the vicinity of the site is of such a design that would require drop-off within the site and such there is unlikely to be a noticeable impact.

(ii)noise impacts of the development; and

The building falls under an active class E use which is able to accommodate uses that generate comparable levels of noise and disturbance. As such is it not considered that the use of the building as a school (which in itself is limited by the size of the floorspace changing use) would give rise to any considerable impacts that would be noticeable above the generally busy town centre atmosphere.

(iii)contamination risks on the site,

The building is, and has been in active use under a use of similar vulnerability to any contamination risks, and is it therefore not considered that there is any unacceptable level of risk present.

and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

Summary

Prior approval Not Required

On the basis of the above assessment, the application proposals

Recommendation: Prior Approval Not Required

For avoidance of doubt the decision relates to the following plans and documents:

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- Third Floor Proposed Plan Working Drawing 02
- Third Floor Proposed Plan Working Drawing A
- Site Layout 03
- Planning Statement