



JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES



**Campbell House
173 Rochdale Road
Firgrove
Rochdale
OL16 3BN**

Tel: 01706 354888
Mob: 07817 623183
07817 243398
Email: admin@jamescampbellassociates.co.uk
Web: www.jamescampbellassociates.co.uk

Date: April 2026

Our ref: 26.3754

Your ref:

Prior Approval Supporting Statement

Site: 110 Manchester Street, Heywood

Proposal: Change of use of first floor from Class E (commercial) to 1no. residential unit (Class C3), with retention of ground floor commercial use and no external alterations.

1. Introduction

This statement has been prepared in support of a Prior Approval application submitted under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The proposal seeks to change the use of the first floor only of the property at 110 Manchester Street, Heywood, from Class E use to a self-contained residential unit (Use Class C3). The ground floor will remain in active commercial use, with the existing shopfront and external appearance retained in full.

The proposal does not include any external alterations.

2. Site and Surroundings

The site comprises a mid-terrace commercial property located within Heywood town centre, characterised by a mix of retail, service, and commercial uses at ground floor level, with a varied pattern of uses above, including storage, office accommodation and residential.

The property is in a sustainable and accessible location, with good access to local services, public transport, and town centre amenities, making it well suited to residential use.

3. Existing Use and Lawful Status

The first floor is currently in use as ancillary commercial space falling within Use Class E. The building has been in continuous Class E use for a period exceeding two years prior to the date of this application.

4. Description of Development

The proposal comprises:

Change of use of the first floor from Class E to 1no. self-contained residential unit (Class C3)

Retention of the ground floor commercial unit

No alterations to the external appearance of the building

Internal reconfiguration only to facilitate residential accommodation

The residential unit will be served via a suitable access arrangement, ensuring functional separation between the commercial and residential uses.

5. Accommodation Schedule

The proposed development will deliver a 1-bedroom, 2-person apartment, arranged across two storeys, with the following floor areas:

Ground Floor (access / ancillary space): 6.6m²

First Floor (primary accommodation): 53.2m²

Total Gross Internal Area: 59.8m²

The accommodation has been designed to meet the requirements of the Nationally Described Space Standards, providing an appropriate level of internal space for a dwelling of this type.

6. Compliance with Class MA Criteria

The proposal has been assessed against the relevant provisions of Class MA and complies as follows:

The building is within Use Class E and has been in such use for the required period

The proposal does not exceed the 1,500 square metre cumulative floorspace limit

The site is not subject to any known Article 4 Direction removing Class MA permitted development rights

The building is not listed and is not located within a site of special designation that would preclude the use of Class MA

7. Consideration of Prior Approval Matters

Transport and Highways Impacts

The site is located within a highly sustainable town centre location with access to public transport and local amenities within walking distance. The proposal relates to a single residential unit and is not considered to give rise to any material impact on the local highway network.

Contamination Risks

The site is located within an established urban area with a long-standing commercial use. A desk-based review has not identified any significant contamination risks that would preclude the proposed residential use.

Flood Risk

The site is located within Flood Zone 1 (low risk). The proposed change of use is therefore appropriate in flood risk terms.

Noise Impacts

The proposal has carefully considered the relationship between the retained commercial use at ground floor level and the proposed residential accommodation above.

Appropriate mitigation measures will be incorporated within the building fabric, including enhanced floor and ceiling construction, to ensure acceptable internal noise levels for future occupiers in accordance with relevant guidance.

It is noted that sound insulation testing will be undertaken at Building Regulations stage, including:

Testing between the ground floor commercial unit and the first floor residential unit, and

Testing between adjoining properties, where applicable

This will ensure full compliance with the requirements of Building Regulations in respect of acoustic performance.

Provision of Natural Light

The proposed residential unit has been designed to ensure that all habitable rooms benefit from adequate natural light, consistent with the requirements of Class MA.

The layout and room configuration have been developed to maximise the use of existing window openings and ensure a suitable standard of amenity.

Impact of Surrounding Uses

The site is located within a mixed-use town centre environment. The proposed use is considered compatible with the surrounding context and will not expose future occupiers to unacceptable impacts from neighbouring uses.

8. Residential Quality and Building Regulations

JAMES CAMPBELL ASSOCIATES LIMITED
CHARTERED ARCHITECTURAL TECHNOLOGIST
Reg. No. 5304910
Consultant Director, Frank James Smith. MCIAT, ACIOB.
Director, Christine Susan Smith.

The proposed unit provides a good standard of accommodation, with an efficient layout and adequate internal space provision. The inclusion of a modest ground floor access area allows for appropriate and independent access arrangements, supporting the separation of uses within the building.

A full Building Regulations application will be submitted and the development will be constructed in full compliance with current standards. This will include the provision of:

Electrical Installation Certificate
Energy Performance Certificate (EPC)
Sound insulation test results
Mechanical extract ventilation test results
Heating system commissioning certificate
Water efficiency calculations

This approach ensures that the development will achieve appropriate standards of safety, energy efficiency, ventilation, and amenity for future occupiers.