



Mark Jones

PLANNING CONSULTANCY

ACCESSIBILITY STATEMENT

Part change of use of ground floor – Suites 1 – 4 from Class E (Commercial, Business and Service) to a dual use (flexible change of use) Class F1 (Learning and non-residential Institutions) – F1a – for the provision of education and Class E - (Commercial, Business and Service) for a period of 10 years under Class V of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015

Hafley Court, Buckley Road, Rochdale, OL12 9DJ



JUNE 2026 Rev 13 July 2026

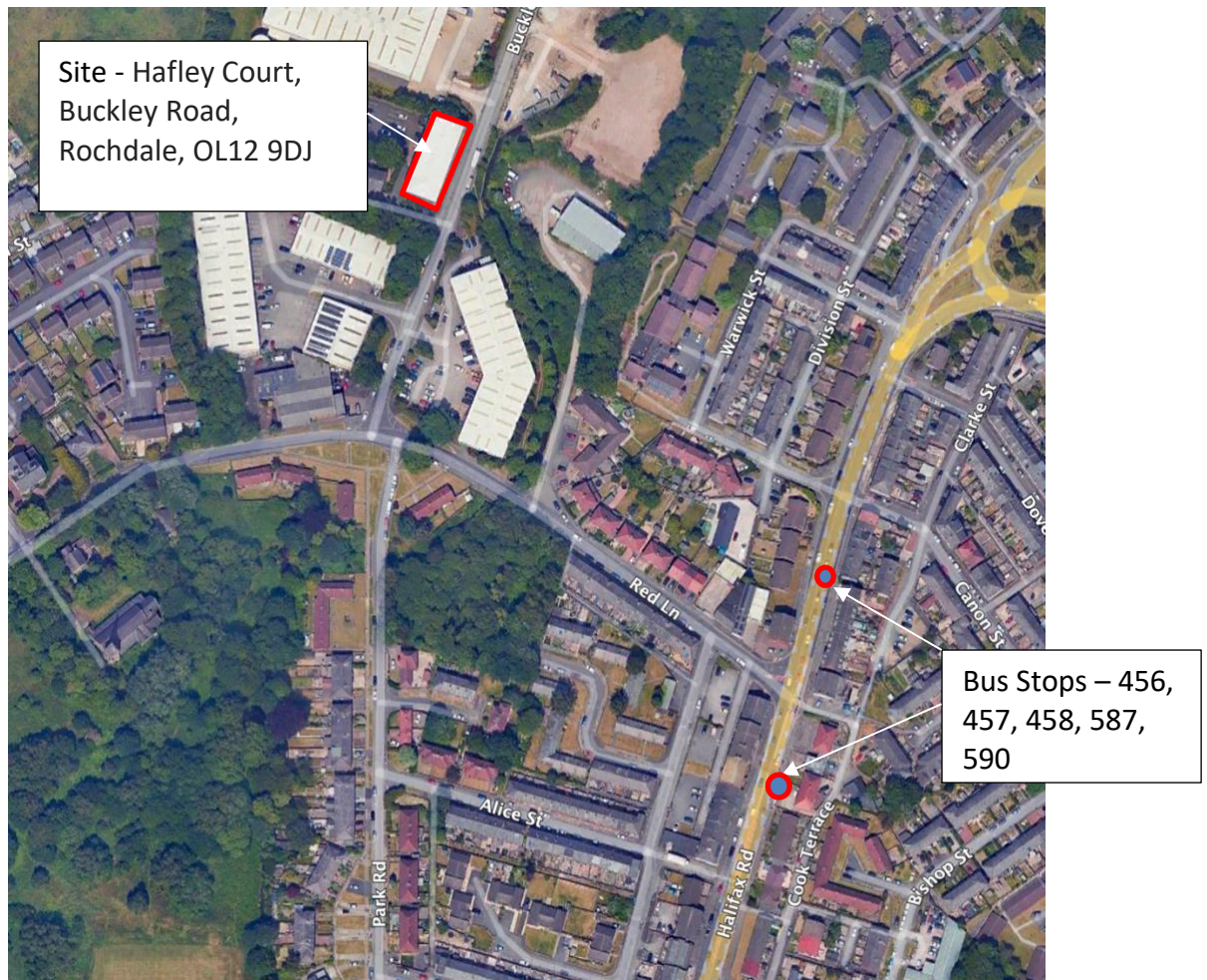
1.0 Planning Background and Proposal

1.1 The proposal is the change the use of part of the ground floor of the office building (Class E) to a Higher Educational use (Class F1(a). The proposal also seeks to retain its Class E status should it be necessary to return into offices in the future.

1.2 In terms of accessibility the Council's pre-application response stated:

"In a similar manner as to the concerns raised over the sustainability of the location for office use, it is not clear how access to the site for young people can be provided in a sustainable manner given the relative absence of public transport infrastructure which may feed into the overall balance in determining the suitability of this location for the proposed use."

1.3 The site is located a 5 minute walk away from the nearest bus stop (320 metres).

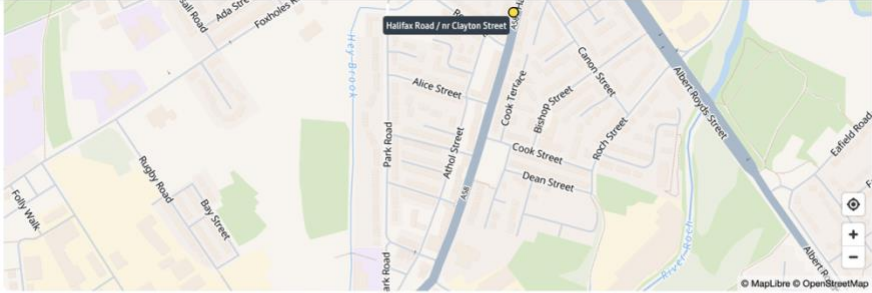


Aerial view

- 1.4 There is a regular bus route on Halifax Road / nr Clayton Street and Halifax Road/nr Cook Street - 5-minute walk – 320 metres from the proposed university) – bus routes 456, 457, 458, 587 and 590 can be accessed. The site is therefore located in a sustainable location where students have the option of travelling by car or public transport to the University.

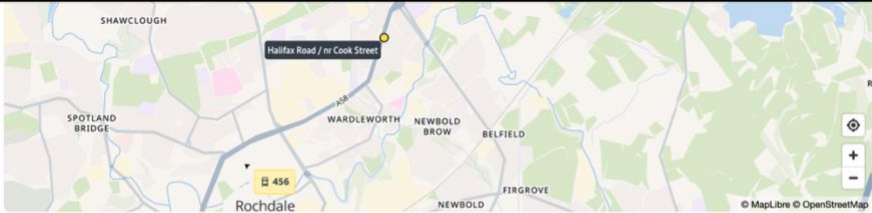
Below is an extract taken from the Transport for Greater Manchester website of buses running from the bus stop at 12:51 on Monday 15th June - <https://tfgm.com/travel-updates/live-departures/bus/1800NE33221> and <https://tfgm.com/travel-updates/live-departures/bus/1800NE33231>

Buses are regular throughout the daytime, allowing students to travel to Rochdale Town Centre, Littleborough, Sowerby Bridge, Wardle and Todmorden.



See earlier services

587: Halifax via Littleborough & Sowerby Bridge Operated by Team Pennine	8 mins > < Live
458: Littleborough via Wardle & Hollingworth Lake Operated by Bee Network	23 mins > < Live
457: Stansfield via Littleborough Operated by Bee Network	13:44 > < Live
590: Halifax via Littleborough & Todmorden Operated by First	13:44 > < Live
456: Littleborough via Wardle & Stubley Operated by Bee Network	13:47 > < Live



See earlier services

458: Rochdale Operated by Bee Network	26 mins > < Live
457: Rochdale Operated by Bee Network	30 mins > < Live
590: Rochdale Operated by First	13:29 > < Live
587: Rochdale Operated by Team Pennine	13:33 > < Live
456: Rochdale Operated by Bee Network	13:46 > < Live
590: Rochdale Operated by First	14:03 > < Live

1.5 Policy T5 of the Draft Rochdale Local Plan states:

Policy T5 - Accessibility Criteria

Development allocations and submitted proposals will as far as possible be accessible for all, applying Accessibility Criteria set out in Appendix 4 or any future thresholds agreed by Greater Manchester Local Authorities. Developers are expected to work in partnership with the Council from proposal conception to implementation and monitoring to achieve this. Measures to access their proposals should where possible enhance convenience of access between communities and jobs, shops, schools and colleges, leisure and health facilities.

- 1.6 Appendix 4 sets out the accessibility threshold. In terms of Secondary Schools and Post 16 Colleges it requires bus stops to be within 400 metres.
- 1.7 The proposal is for a university use with a focus on adult learners. The site is therefore clearly accessible to public transport in accordance with Rochdale's emerging accessibility policy as it is within a walkable distance of a regular bus route.