



Planning Statement

Practice: Building Design Services

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bds

Address:
159 Yorkshire Street
Rochdale
OL12 0DR

Proposed:
Proposed Change of Use from Shop (Use
Class E) To Hot Food Takeaway (Sui Generis)

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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared in support of a full planning application for the proposed change of use of the existing commercial premises at 159 Yorkshire Street, Rochdale, from Shop (Use Class E) to a Hot Food Takeaway (Sui Generis).
- 1.2 The application site comprises an existing ground floor commercial unit located within an established mixed-use commercial frontage along Yorkshire Street. The surrounding area contains a mixture of retail units, takeaway premises, commercial businesses and residential properties.
- 1.3 The proposal seeks to bring the existing premises into active commercial use through the introduction of a takeaway business operating primarily as a collection and delivery based food establishment.
- 1.4 The proposed development includes internal alterations associated with the operation of the takeaway together with the installation of a rear extraction flue and provision for refuse storage to the rear of the premises as shown on the submitted drawings.
- 1.5 The proposal has been carefully designed to ensure that the development integrates appropriately within the existing street scene whilst safeguarding the amenity of neighbouring occupiers.
- 1.6 This statement demonstrates that the proposed development accords with both local and national planning policy and that the proposal represents an appropriate form of sustainable development within this established commercial location.

2. SITE & SURROUNDINGS

- 2.1 The application site is located on the northern side of Yorkshire Street within Rochdale and forms part of an established commercial terrace within a predominantly urban environment.
- 2.2 Yorkshire Street is a busy main route connecting Rochdale Town Centre with surrounding residential neighbourhoods and commercial areas. The surrounding area is characterised by a mixture of retail units, takeaway premises, commercial businesses and residential properties, which together create an active mixed-use environment.



Figure 1 View of Yorkshire Street commercial frontage

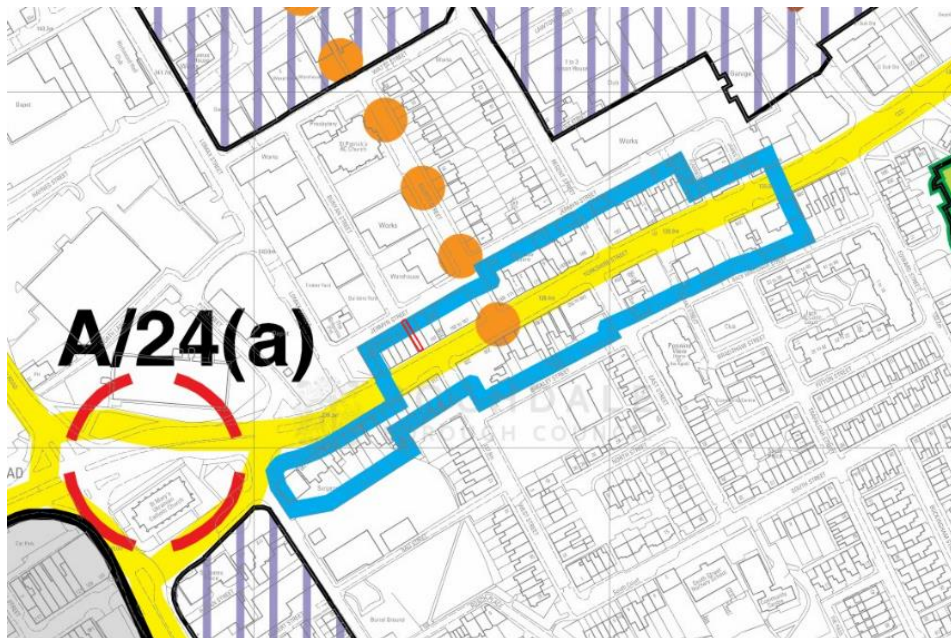


Figure 2 Extract from the Rochdale UDP Proposals Map showing the application site outlined in red within the established shopping frontage outlined in blue.

- 2.3 The application premises comprise an existing ground floor commercial unit with ancillary accommodation and rear servicing areas. Jermyn Street runs to the rear of the premises and provides servicing access to surrounding commercial properties within the terrace.



Figure 3Rear servicing access from Jermyn Street

- 2.4 The surrounding commercial frontage contains a variety of established businesses and takeaway uses, which contribute towards the commercial character and vitality of the area.



Figure 4Existing commercial and takeaway uses within the surrounding area"

- 2.5 The site occupies a sustainable and accessible location within the urban area with good access to public transport links and existing parking provision within the surrounding highway network.



Figure 5 Existing parking provision and highway arrangement

- 2.6 The upper floor accommodation above the premises is currently vacant and the surrounding area already experiences regular levels of activity associated with nearby commercial premises and vehicle movements along Yorkshire Street.

3. PROPOSED DEVELOPMENT

- 3.1 Planning permission is sought for the proposed change of use of the existing commercial premises from Shop (Use Class E) to a Hot Food Takeaway (Sui Generis).
- 3.2 The proposal seeks to introduce a takeaway business operating primarily as a collection and delivery based food establishment serving a variety of hot food products, including burgers, fried chicken, pizzas, kebabs, desserts, waffles and milkshakes.
- 3.3 The proposed development would involve internal alterations to facilitate the operation of the takeaway, including the provision of customer serving areas, food preparation spaces, cooking facilities, staff welfare facilities and ancillary storage areas as shown on the submitted drawings.

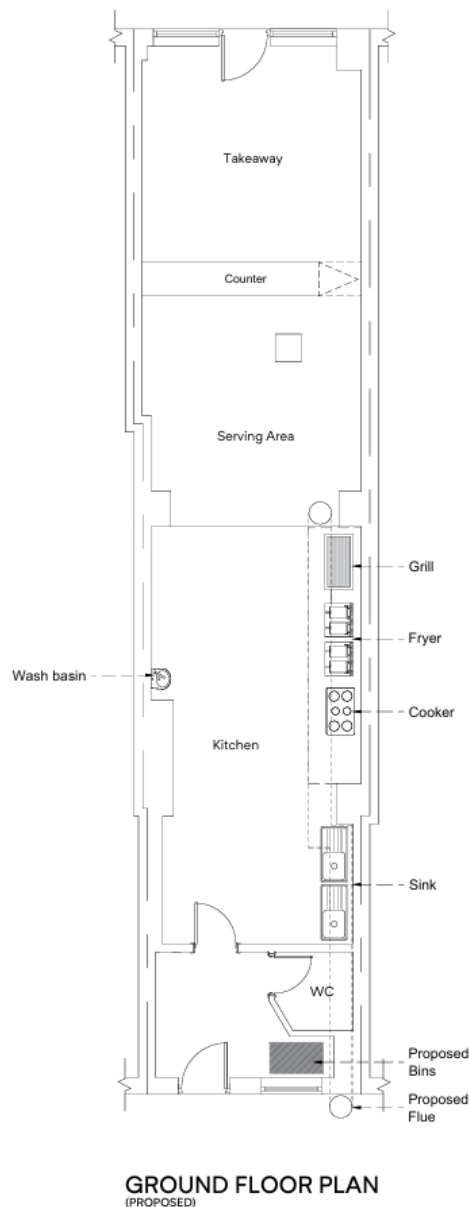


Figure 6 Proposed ground floor layout

- 3.4 The premises would operate as a takeaway only establishment with no internal seating proposed for customers. The business would primarily operate through customer collection and online delivery platforms, including Uber Eats, Deliveroo and Just Eat.
- 3.5 The proposed opening hours for the premises would be between 11:00 am and 11:00PM.
- 3.6 The business would employ approximately four members of staff, comprising two full-time and two part-time employees.
- 3.7 A rear extraction flue would be installed in association with the cooking operations of the premises. The extraction flue has been positioned at the rear elevation of the property to minimise visual impact on the public street scene.

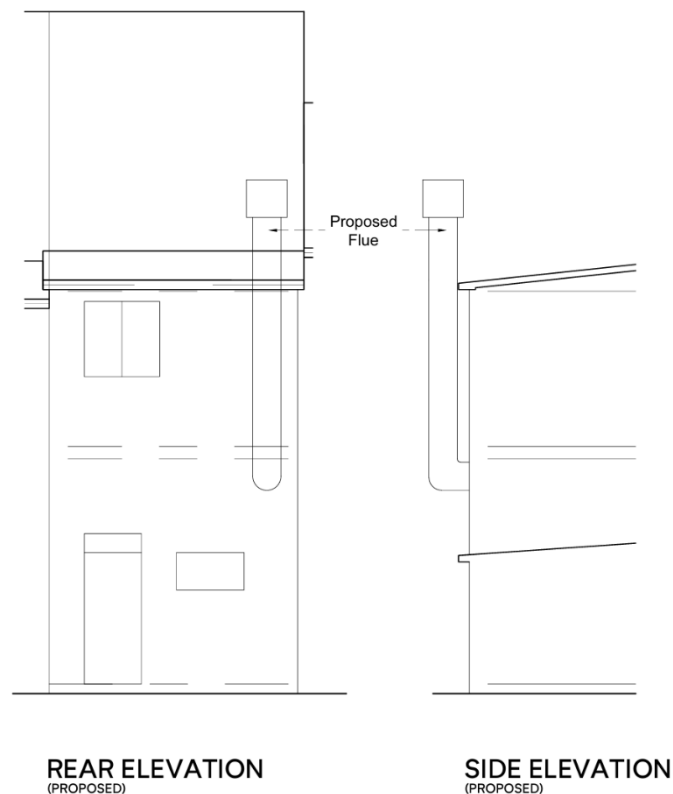


Figure 7 Proposed rear extraction flue position

- 3.8 Refuse and waste storage facilities would be provided internally within the rear servicing area of the premises, as shown on the submitted plans.
- 3.9 Externally, the proposal would involve only minimal alterations to the existing building, and the overall appearance and character of the commercial frontage would remain largely unchanged.

4. RELEVANT PLANNING POLICY

- 4.1 The Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 The statutory development plan for the area includes the Rochdale Core Strategy together with the National Planning Policy Framework (NPPF).
- 4.3 The following policies are considered relevant to the proposed development:
- 4.4 Rochdale Core Strategy
- DM1 – General Development Requirements
 - P3 – Improving Design of New Development
 - E1 – Establishing Thriving Town, District and Local Centres
 - G9 – Reducing the Impact of Pollution
 - T2 – Improving Accessibility
- 4.5 Saved Unitary Development Plan Policies
- S/6 – Local Centres and Linear Commercial Areas
- 4.6 Supplementary Planning Documents
- Guidelines and Standards for Hot Food Takeaway Uses SPD
- 4.7 National Planning Policy Framework (NPPF)
- 4.8 The National Planning Policy Framework promotes sustainable economic growth and supports the vitality and viability of town centres and local commercial areas.
- 4.9 The NPPF confirms that planning decisions should support economic growth and the sustainable reuse of existing buildings within urban areas. The Framework also confirms that planning decisions should ensure developments create safe, accessible and sustainable places whilst protecting neighbouring amenity.
- 4.10 The NPPF further advises that development should only be refused on highways grounds where there would be an unacceptable impact on highway safety or where the residual cumulative impacts on the road network would be severe.
- 4.11 The proposed development has been assessed against the above policies and guidance and is considered to represent an appropriate and sustainable form of development within this established commercial location.

5. ASSESSMENT

Principle of Development

- 5.1 The application site occupies an established commercial location within a mixed-use urban area where retail, takeaway and food related uses already form part of the surrounding character.
- 5.2 The proposed development would support the vitality and viability of the local commercial frontage through the continued active occupation of the premises and ongoing commercial investment within the area.
- 5.3 The proposal would make effective use of an existing commercial unit within a sustainable urban location with good access to surrounding residential areas, public transport services and existing infrastructure.
- 5.4 The proposed takeaway use is considered compatible with the established commercial nature of Yorkshire Street and would contribute positively towards the overall function and activity of the area.

Impact on Vitality and Viability

- 5.5 The proposal would contribute positively towards the continued economic activity of Yorkshire Street through the active occupation of the premises.
- 5.6 The development would provide additional food choice and commercial services for local residents and visitors whilst also supporting local employment opportunities.
- 5.7 The surrounding frontage already accommodates a mixture of commercial and takeaway premises and the proposed use would therefore integrate appropriately within the established commercial environment.
- 5.8 The proposal is not considered likely to undermine the vitality or viability of the wider commercial area and would instead contribute towards the ongoing active use of the frontage.

Residential Amenity

- 5.9 The surrounding area already experiences regular levels of activity associated with nearby commercial premises, vehicle movements and pedestrian activity along Yorkshire Street.
- 5.10 The proposed takeaway use is considered compatible with the established mixed-use character of the surrounding area.
- 5.11 No internal customer seating is proposed as part of the development which would significantly reduce prolonged customer activity and associated disturbance.
- 5.12 The upper floor accommodation above the premises is currently vacant.
- 5.13 The proposed development is therefore not considered likely to result in unacceptable harm to neighbouring occupiers by reason of noise, disturbance or general activity.

Noise, Odour and Extraction

- 5.14 The operation of the proposed takeaway would require the installation of an extraction system associated with the cooking facilities within the premises.
- 5.15 The proposed extraction flue has been positioned to the rear elevation of the property in order to minimise visual impact upon the public street scene and surrounding area.
- 5.16 Full details of the extraction and odour control system can be secured through appropriately worded planning conditions if required by the Local Planning Authority.
- 5.17 The extraction system would be designed to appropriately manage cooking odours, fumes and operational noise associated with the takeaway use.
- 5.18 The proposal is therefore considered capable of operating without causing unacceptable pollution or disturbance to neighbouring occupiers.

Design and Visual Amenity

- 5.19 The proposal would involve only minimal external alterations to the existing building.
- 5.20 The extraction flue would be positioned to the rear elevation where servicing features, flues and associated commercial infrastructure already exist within the surrounding area.



Figure 8 Existing commercial servicing and extraction equipment within the surrounding area

5.21 The proposal would therefore preserve the overall character and appearance of the existing commercial frontage and wider street scene.

Highways and Accessibility

5.22 The site occupies a sustainable location along a well-established transport corridor with good accessibility to surrounding residential areas and public transport services.

5.23 Existing on-street parking provision is available within the surrounding area including Yorkshire Street and nearby side streets.

5.24 The proposal is not considered likely to generate severe highway impacts sufficient to justify refusal of the application.

5.25 Delivery drivers associated with online ordering platforms would utilise existing highway arrangements similar to surrounding commercial premises within the area.

Waste Management

5.26 Refuse and waste storage facilities would be provided internally within the rear servicing area of the premises.

5.27 Waste collection would take place from the rear service area and would not adversely impact the appearance or operation of Yorkshire Street.

5.28 The proposal, therefore, provides an appropriate and practical arrangement for waste management associated with the development.

6. CONCLUSION

- 6.1 The proposed development represents an appropriate and sustainable form of commercial development within an established mixed-use area along Yorkshire Street, Rochdale.
- 6.2 The proposal would bring the existing premises into active commercial use through the introduction of a hot food takeaway, which would contribute positively towards the vitality and viability of the surrounding commercial frontage.
- 6.3 The proposed use is considered compatible with the established character of the area and would not result in unacceptable harm to neighbouring residential amenity, highway safety or the visual appearance of the surrounding street scene.
- 6.4 The proposed extraction flue has been carefully positioned to the rear elevation in order to minimise visual impact, and details relating to extraction and odour control can be appropriately managed through planning conditions if required.
- 6.5 The proposal would provide continued investment within the local area, together with employment opportunities and an additional food offering serving the surrounding community.
- 6.6 Having regard to the relevant local and national planning policies, it is considered that the proposal represents an acceptable form of development and it is therefore respectfully requested that planning permission be granted.