

An application to determine if prior approval is required for a proposed:

Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Takeaways (Class A5), Betting Offices, Pay Day Loan Shops or Launderettes (Sui Generis Uses); or a Mixed Use combining use as a Dwellinghouse (Class C3) with a Shop (Class A1) or Financial and Professional Service (Class A2), Betting Office, Pay Day Loan Shop or Launderette (Sui Generis Uses); to Dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion.

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

**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.

**1. Site Address**

Number	320
Suffix	
Property name	
Address line 1	Manchester Street
Address line 2	
Address line 3	
Town/city	Oldham
Postcode	OL9 6HQ

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

Easting (x)	391526
Northing (y)	404480

Description

320 Manchester Street is a ground floor retail unit located within a 2-storey terraced block with flats located above.

**2. Applicant Details**

Title	Mr
First name	Glenn
Surname	Martin
Company name	First Choice Homes Oldham
Address line 1	First Place

## 2. Applicant Details

Address line 2	22 Union Street
Address line 3	
Town/city	Oldham
Country	
Postcode	OL1 1BE

Are you an agent acting on behalf of the applicant?

Yes  No

Primary number	
Secondary number	
Fax number	
Email address	

## 3. Agent Details

Title	Mr
First name	Mark
Surname	Bradbeer
Company name	Michael Dyson Associates Ltd.
Address line 1	West House
Address line 2	Meltham Road
Address line 3	Honley
Town/city	Holmfirth
Country	
Postcode	HD9 6LB
Primary number	
Secondary number	
Fax number	
Email	

## 4. Eligibility

Was the use of the building on 20th March 2013 (or the last use before that date) one of the following:

- a use within Class A1 (Shops) or Class A2 (Financial and Professional services);
- a use as a betting office, pay day loan shop or launderette; or
- a mixed use combining use as a dwellinghouse with one of the above uses;
- a use within Class A5 (Hot Food Takeaways)

Yes  No

Was the building's use within Class A1 (Shops) or Class A2 (Financial and Professional services) only granted by a change of use under permitted development rights?  
(Select 'No' if not relevant)

Yes  No

Will the total combined floor space in the building (previously and in this proposal) changed to Class C3 (Dwellinghouses) exceed 150 square metres?

Yes  No

#### 4. Eligibility

Will the external dimensions of the resulting building extend beyond the existing building at any point?

Yes  No

Is the building:

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest;
- in a safety hazard area;
- in a military explosives storage area;
- a listed building; or
- a scheduled monument.

Yes  No

#### 5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including (from 1 August 2020) details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

The proposal is for the change of use of a vacant retail unit into a 1 bed residential dwelling to provide temporary accommodation for the homeless, managed by First Choice Homes Oldham. The remodelling works will include upgrades to align with the requirements of Building Regulations, specifically to those relating to Part B (Fire), Part E (Sound) and Part M (Access). Existing fenestration locations have been retained where possible to provide adequate provision of natural light to habitable rooms. Where this is not possible, new windows have been introduced.

Are any associated building works or other operations required to make this change?

Yes  No

Note that such works are restricted to those reasonably necessary to convert the building for use as a dwellinghouse (including partial demolition).

If yes, please provide details of the design and external appearance of the building(s) in regard to these building works or other operations (including partial demolition):

Details of the design and external appearance are included in supporting document references:

- 101-09-(PL)-8619-02 - Existing & Proposed Floor Plan
- 201-09-(PL)-8619-02 - Existing & Proposed Elevations

What will be the net increase in dwellinghouses?

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

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

The dwelling is to provide temporary accommodation for the homeless, as such no associated parking provision is proposed. Refuse storage is to be located to the rear of the unit (as existing) and will be collected together with the refuse of the other dwellings within the block.

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

A Management Asbestos Survey has been undertaken and no asbestos containing materials were identified.

Materials removed within the remodelling works, such as plastics, glass, wood, metal, plasterboard and aggregates will be separated and transported from site for recycling.

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

Check if your site location is in Flood Zone 2 or 3 online.

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

N/A. Site lies within Flood Zone 1.

Please provide details of the impact on the adequate provision of services based on the loss of the building's current use.

For example:

- Would there be a reasonable prospect of the building being used under its current use class going forward?
- Would a unique shop, takeaway, launderette, professional or financial service be lost from the area if the use is changed?

The retail unit has been vacant for some time and no approach has been made to First Choice Homes Oldham to rent the space. The vacant unit acts as an eyesore to the building and local area and it is not considered that the change of use would prove a detrimental loss of use class. The proposal would provide much needed accommodation whilst enhancing the aesthetics of the immediate area.

Where the building is located in a key shopping area, please provide details of any undesirable impact on the sustainability of that shopping area:

N/A

**6. Declaration**

I/we hereby apply for prior approval as described in this form and the 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 opinions of the person(s) giving them.

Date (cannot be pre-application)

11/12/2020