

DELEGATED REPORT

Report by Tom Beirne	Date of report: 18/03/2025	Ref: 71636/P3JPA
Registration: 24/02/2025	LDFC: 18/03/2025	Expiry Date: 18/04/2025
Site Visit: 18/03/2025	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Prior approval for proposed change of use from commercial (Class E) to 1 no. dwelling (Class C3)

Location: 9 Water Street, Radcliffe, Manchester, M26 3DE

Description

An application for prior approval of the change of use of a vacant office (class E) to a dwellinghouse (class C3) under Part 3 Class MA of the GPDO 2015 as amended.

The premises are within a neighbourhood centre to the north of the town centre and comprise a two storey terraced building in a row of similar. The attached properties on either side are commercial and there are residential properties immediately to the rear.

There are no external building operations proposed.

Relevant Planning History

N/A

Publicity

Immediate neighbours notified by letter dated 24/02/2025. No objections received.

Statutory/Non-Statutory Consultations

Traffic Section - No comment.

Environmental Health - No comment.

Property & Technical Services - No comment.

Pre-start Conditions - N/A

Development Plan and Policies

S1/5 Neighbourhood Centres and Local Shops

Issues and Analysis

The building, for a continuous period of at least 2 years immediately prior to the date of this application was in use as an office (class E).

The Class E use is established by passage of time and not granted by Part 3 of the 2015 Order.

The cumulative floor space does not exceed 150m².

The building is not being altered or extended.

No demolition or partial demolition is to take place.

It is not in a CA, SSSI, safety hazard area, military explosives storage area, listed building or scheduled monument.

There would be no adverse impact on transport and highways.

There is no contaminated land risk.

There is no flood risk.

It is not undesirable to change the use of the building as it was previously a dwellinghouse, is not located in a key part of the shopping area within Radcliffe.

It is noted that Nos.21-23 Water Street were subject to a prior approval application in 2020. In this case it was deemed prior approval was not required.

Prior approval is not required.

Recommendation: Prior Approval Not Required

Conditions and Reasons:

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	18/03/2025	DM -	21/03/2025