

2025

Change of Use

Former New Jerusalem Church, Stand Lane,
Radcliffe, M26 1JQ

From Place of Worship (Class F1(f)) to Office Use (Class E(g)).

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25/03/25



Change of Use Application

Applicant: Hotspot Heating Ltd

Site Address: Former New Jerusalem Church, Stand Lane, Radcliffe, M26 1JQ

Proposal: From Place of Workshop (Class F1(f)) to Office Use (Class E(g)).

Introduction & Proposal

The applicant wishes to convert the existing property with no external physical changes into offices for the operation of their business.

Property and Surrounds

The property is a former church with a Gross Internal Area of 371 sqm and a Net Internal area of 271.73 sq m. in which was rebuilt in the 1970's and sits within graveyard. To the rear of the is Sefton Street and part of this area is in private ownership and forms part of the proposed parking area to the offices.

Business Operation

The configuration of the existing property is such that the business can operate under one roof. The hours it will be used for general business use between the hours of 08:00 and 18:00 Monday to Friday only.

Planning

The property is designated as falling within Strategic Green Infrastructure in the Places for Everyone Joint Development Plan and Green Infrastructure GI 1 and Recreation sites within the emerging plan although this only carries limited weight. Consideration of Policy JP-L3 Office Development and LP-E3 Office Development in the Places for People Joint Development Plan respectively, are also applicable.

Places for Everyone Joint Development Plan

Policy JP-Strat13: Strategic Green Infrastructure

The following strategic green infrastructure assets will be protected and enhanced as key features:

1. River valleys and waterways (see Policy JP-G3 'River Valleys and Waterways')
2. Lowland wetlands and mosslands (see Policy JP-G4 'Lowland Wetlands and Mosslands')
3. Uplands (see Policy JP-G5 'Uplands')
4. Trees and woodland (see Policy JP-G7 'Trees and Woodland').

The protection and enhancement of these key strategic green infrastructure assets is complemented by a suite of policies to protect and enhance our network of green infrastructure, including protecting and enhancing sites of ecological value. This will enable our residents to access and maximise the benefits of green infrastructure on their health and wellbeing.

As there are no proposals to change anything externally this proposed change of use does not impact on this policy.

Policy JP-J3: Office Development

At least 2,019,000 sqm of accessible new office floorspace will be provided in the Plan area over the period 2022-2039, with a focus on:

1. The City Centre, accounting for more than half of all new office floorspace in the sub-region and taking advantage of existing and proposed public transport connectivity, including the proposed new Northern Powerhouse Rail links which will further enhance its position as the premier office location outside London.
2. The Quays, significantly expanding this distinctive office location and the continued growth of the nationally significant MediaCityUK
3. Manchester Airport and its environs, taking advantage of the extensive international connections, public transport accessibility, and proposed Northern Powerhouse Rail links
4. Town centres, offering a strong local profile and lower cost options with excellent public transport connections and access to services, with opportunities being sought to significantly increase the supply of new office floorspace beyond that currently identified especially in the northern parts of Greater Manchester

The refurbishment of existing office accommodation will be encouraged including improving standards of accessibility, in accordance with Part M (Volume 2) Building Regulations

A wide range of office development opportunities have been identified by districts through their strategic employment land availability assessments, capable of accommodating just under 2,815,650 sqm of floorspace. This will help to ensure that there is a diverse range of opportunities, providing choice and flexibility in the market. The vast majority of these are in the key growth locations identified in Policy JP-J3 'Office Development' and are on previously-developed land.

The proposed use will make a small but valuable contribution to this requirement.

Emerging Local Plan

Policy LP-GI1: Green and blue infrastructure

The Council will seek to protect and enhance a network of multi-functional green and blue infrastructure and will support proposals to improve the connectivity and quality of the network where these accord with other Local Plan policies and proposals.

To maintain the positive role and function of the green and blue infrastructure network, the Council will resist proposals for new built-development and the change of use of land and existing buildings that could result in negative impacts, unless it satisfies the following criteria:

- a. Where that part of the network is designated as Green Belt, that the proposal can satisfy established national policy on Green Belt; or
- b. b. Where that part of the network is not designated as Green Belt that, subject to other Local Plan policies and proposals, the development would fall into one of the following categories:
 - i. it is of strategic importance with respect to one or more green infrastructure functions at the overall expense of the multi-functionality of the network;
 - ii. it is limited and will form part of, and be essential to, the provision and improvement of public services and utilities;
 - iii. it is any other development that would be appropriate in the Green Belt; or
 - iv. it is essential to meet broader sustainability objectives. Where a proposal can satisfy the above criteria, applicants will be expected to further demonstrate that the proposal:
- c. would have positive benefits in terms of the network's integrity, connectivity, role and function; and
- d. incorporates sufficient mitigation and/or compensation measures to off-set any loss or damage to the network that would arise from the development; and
- e. is in accordance with other Local Plan policies and proposals. Opportunities for new green infrastructure that exist outside or adjacent to the Strategic Green Infrastructure network which could form key gateways, improve linkages in areas of poor connectivity or enhance levels of physical activity will be encouraged, where appropriate.

The proposed use does not affect the Green Infrastructure and will enable a custodian of it to actively manage it.

Policy LP-E3: Office development

The Council will seek to encourage office growth [Class E(gi)] to support the spatial strategy set out in the Places for Everyone Joint Plan and the aim to boost northern competitiveness.

The focus of new office development should be the Borough's key town centres due to their strong local profile, excellent public transport connections and access to services.

As a main town centre use, the location and scale of proposals for new office development will be considered against the requirements of Local Plan Policy LP-TC2.

The Council will also have regard to Local Plan Policy LP-BE6 when considering the design and layout of any new office development.

Car Parking Standards

The adopted UPD has parking standards for offices as a minimum of:

Service Provision Standard service requirement.

Staff/Visitor Provision Staff - 1 space per 3 staff, or 1 space per 30 sq. m. Visitors - 1 space per 300 sq. m.

Based on the Net Internal Area this would mean that 10 spaces (including one visitor space) would be required and based on 10 staff, 4 spaces required. The development provides for 10.

Conclusion

The applicant considers that the proposal is sustainable and acceptable and would not cause a detrimental impact on the neighbouring residential area, the Strategic Green Space and provide a contribution towards the office require and make good use of a previously empty building.