**Planning Statement**

**Proposed Change of Use from B8 (Storage and Distribution) to F1 (Learning and Non-Residential Institution)**
**Site Address:** 1 Worrall Street, Newton Heath, Manchester M40 2ED
**Applicant:** Dorcas Olowoyo
**Date:** 15.05.2025

---

## 1. Introduction

This Planning Statement is submitted in support of a full planning application for the change of use of the premises at 1 Worrall Street, Newton Heath from Use Class B8 (Storage and Distribution) to Use Class F1 (Learning and Non-Residential Institution).

The proposal involves the reuse of a currently underutilised warehouse as a flexible, multi-functional community space delivering religious tuition, education workshops, and administrative services. This Statement demonstrates that the development is sustainable and aligns with both national and local planning policy.

---

## 2. Applicant's Objective

The objective of this development is to create a welcoming, accessible, and compliant facility that reflects community values and supports a broad range of learning and administrative functions. The proposal ensures a smooth transition from industrial use to a valuable community asset that meets local needs.

---

## 3. Project Overview

The development will repurpose the two-storey property into a multi-functional educational and community facility, to include:

Ground Floor (Approx. 137 sqm):

- Multi-functional hall for religious tuition, small gatherings, and events (39 sqm)
- Training and Education Workshop space (19 sqm)
- Kitchen with integrated foodbank provision (22 sqm)
- Circulation (27 sqm)
- 2x WCs, 1x accessible WC, and storage room

First Floor (Approx. 72 sqm):

- Open-plan administrative office (28 sqm)
- Classroom 1 (12 sqm) and Classroom 2 (10 sqm)
- Waiting area (9 sqm) and entrance lobby (13 sqm)
- 2x WCs

---

**4. Site Access and Context**

The building is located at the corner of Worrall Street and Oldham Road in Newton Heath. It is accessible by:

- Pedestrian entrances to both floors from Worrall Street
- Vehicle and accessible entry via gated access at the rear of the site
- Dedicated bin storage at the rear
- Adopted parking bays adjacent to 909 Oldham Road provide parent drop-off/pick-up space
- Public transport links include frequent bus services on Oldham Road and Metrolink (5-minute walk)

---

**5. Operational Use**

- Opening hours: Monday to Sunday, 9:00am – 6:00pm
- Main use: religious tuition classes, training workshops, administrative functions
- Occasional seminars, events, and community gatherings

---

**6. National Planning Policy Framework (NPPF) Compliance**

The proposal aligns with several key NPPF objectives:

- Para 8 & 92: Builds strong, inclusive communities and supports social and cultural well-being
- Para 119: Makes efficient use of existing land and buildings
- Para 124 & 130: Promotes well-designed, accessible, inclusive developments that meet local needs

The proposal strengthens the local social infrastructure while minimising environmental impact.

---

**7. Manchester Core Strategy Compliance**

The application supports key Manchester Core Strategy policies:

- Policy SP1 – Spatial Principles: Reuses existing land for community infrastructure
- Policy C1 – Community Facilities: Provides flexible, accessible spaces serving identified local needs
- Policy T1 – Sustainable Transport: Encourages walking, cycling, and public transport use
- Policy EN1 – Design Principles: Preserves existing building character, integrates accessibility
- Policy DM1 – Development Management: Low-intensity daytime use, no significant amenity impacts

---

**8. Design, Impact, and Amenity**

- No external building works proposed
- Internal alterations to improve usability and inclusivity
- Low levels of traffic and noise during daytime hours only
- No overlooking, overdevelopment, or adverse impact on neighbouring properties
- Accessible, inclusive layout with disabled WC and level access

---

**9. Conclusion**

The proposed change of use from B8 to F1 is well-justified, policy-compliant, and community-focused. It enables the reuse of an underutilised building to deliver educational and spiritual enrichment, social cohesion, and accessible support services. The development meets Manchester's planning goals and contributes to sustainable regeneration in Newton Heath.

We respectfully request the grant of full planning permission for this valuable and socially beneficial proposal.

---