

Technical Communication

TC No: TC-064
 Revision: P01
 Date: 29/09/2025

Project Ref: 20765-HCO
 Project Name: Milnrow Chapel

Info/Action By: Local Planning Authority

SUBJECT: DISCHARGE OF PLANNING CONDITIONS

This report has been prepared to accompany a Discharge of Condition Application in respect of Planning Application ref **24/00547/FUL**.

The following conditions are included within this application:
 3 (partial discharge), 6, 10, 19, 20, 21

3. *Prior to their first installation, large scale (1:10 or 1:20) details and materials of the following shall be submitted to and approved in writing by the Local Planning Authority:*

- *New and replacement steps, handrails and balustrades*
- *External plant enclosure*
- *New classroom pods, including means of fixing, glazed panel, timber and final colour*
- *New and replacement windows and doors*
- *Vents*
- *Secondary glazing*
- *New walls including the means of fixing*
- *New timber structure to the sanctuary*
- *New floors*

The development shall thereafter be completed in accordance with the approved details and retained thereafter.

Please see enclosed the following information to partially discharge the condition:

- *External plant enclosure*
 HCO-SEV-ZZ-ZZ-DR-A-00574-P02- External Plant Enclosure Details
- *New classroom pods, including means of fixing, glazed panel, timber and final colour*
 HCO-SEV-ZZ-ZZ-DR-A-00592-P01-Pod Details - Pod Type 1 Classrooms
 HCO-SEV-ZZ-ZZ-DR-A-00593-P01-Pod Details - Type 2 - Office Pod and Staff Brew Point Details
 HCO-SEV-ZZ-ZZ-DR-A-00594-P01-Pod Details - Type 3 - Office and Immersive VR Room
 HCO-SEV-ZZ-ZZ-DR-A-00595-P01-Pod Elevations - Pod Type 1 Classrooms
 HCO-SEV-ZZ-ZZ-DR-A-00596-P01-Pod Elevations - Pod Type 2 - Office Staff Brew Point
 HCO-SEV-ZZ-ZZ-DR-A-00597-P01-Pod Elevations - Pod Type 3 Office and Immersive VR Room
- *New walls including the means of fixing*
 HCO-SEV-ZZ-00-DR-A-00576 - Proposed Internal Wall Types Plan
 HCO-SEV-ZZ-ZZ-DR-A-00577 - Proposed Partition Details (*including the means of fixing*)
- *New floors*

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HCO-SEV-ZZ-00-DR-A-00578-P01 - Proposed Floor Types Plan
HCO-SEV-ZZ-ZZ-DR-A-00579-P01- Typical Floor Finishes Details

6. *Prior to any repair works taking place, a full schedule of repairs and finishes for the interior and exterior of the building shall be submitted to and approved in writing by the Local Planning Authority. The repairs shall be undertaken in accordance with the approved schedule and retained thereafter.*

Please see enclosed the following information to discharge the condition:

- External Repair Elevations
HCO-SEV-ZZ-ZZ-DR-A-00544-P02 – Repair Elevations 1 of 2
HCO-SEV-ZZ-ZZ-DR-A-00545-P02 – Repair Elevations 2 of 2
- Internal Repair Elevations
HCO-SEV-ZZ-ZZ-DR-A-00150 – Internal Fabric Repair Elevations 1 of 5
HCO-SEV-ZZ-ZZ-DR-A-00151 – Internal Fabric Repair Elevations 2 of 5
HCO-SEV-ZZ-ZZ-DR-A-00152 – Internal Fabric Repair Elevations 3 of 5
HCO-SEV-ZZ-ZZ-DR-A-00153 – Internal Fabric Repair Elevations 4 of 5
HCO-SEV-ZZ-ZZ-DR-A-00154 – Internal Fabric Repair Elevations 5 of 5
- Concrete Repair Drawings:
HC-GOO-01-00-DR-S-210 (C01)
HC-GOO-01-00-DR-S-211 (C01)
HC-GOO-01-00-DR-S-220 (C01)
- Repair Specification
HCO-SEV-ZZ-ZZ-RP-A-09903– Repair Works Specification

10. *Prior to any works to the roof, a photographic survey of the roof shall be carried out and a sample and methodology for the replacement of the existing copper roof shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include details of new insulation. The re-roofing shall be undertaken in accordance with the approved details retained thereafter.*

Please see enclosed the following information to discharge the condition:

- HCO-SEV-ZZ-ZZ-RP-A-09105– Photographic Record of Existing Roof
 - HCO-SEV-ZZ-ZZ-RP-A-09903 – Repair Works Specification (refer to Section 10.0 for Methodology for replacement of Existing copper Roof)
 - Please see enclosed in **Appendix 01** extract from SIG Zinc and Copper showing the proposed roofing material (TECU-Classic)
 - A physical sample of the proposed roofing material will be sent direct to the Planning Department if required. Alternatively a sample can be made available for viewing on site.
19. *No external works shall take place until a detailed bird nest survey that is undertaken by a suitably experienced ecologist has been carried out immediately prior to demolition and which provides written confirmation that no active bird nests are present has been submitted to and approved in writing by the Local Planning Authority which has been agreed in writing by the LPA, unless the species present is feral pigeon in which case a general license issued by Natural England authorising destruction of feral nests should be provided to the Local Planning Authority.*

Please see enclosed Nesting Bird Statement Ref. 20-1463 by Collington Winter dated 07 October 2025.

20. *Prior to the commencement of any earthworks an updated survey for invasive plant species including Japanese knotweed and rhododendron shall be carried out and submitted to and approved in writing by the Local Planning Authority. If any invasive species are identified a method statement that details avoidance and/or control measures to any such species shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved method statement.*

Please see enclosed the following information to discharge the condition:

- Invasive species survey by Blue Wigwam ref BW517 dated 27.08.2025
- Invasive Weed Offsets Drawing ref. BW517.02 dated 23.09.2025
- Method Statement Ref. 03-22.09.25 dated 22.09.2025

21. *Prior to the commencement of any external works a scheme for the mitigation and enhancement of bats and birds at the site shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be provided in full prior to first use of the building and be retained thereafter.*

Please see enclosed Ecological Enhancement Plan Ref. CW20-1463 EEP 1 by Collington Winter dated September 2025.

Appendix 01

Extract from SIG Zinc and Copper Brochure



TECU® Classic

In the beginning, the architecture grade material is bright red rolled copper. But what follows is an ever-changing spectacle of weather, light and the natural, lively language of the material: After installation on the building, TECU® Classic retains its typical bright red copper colouring for a period of time. Changes are very gradual and not entirely predictable – just like the weather, which, in turn, is solely responsible for copper's continual changes. First, the surface turns matt. Gradually, the material develops an oxide layer to protect it against the effects of weathering. This process brings with it striking colour variations through an entire range of brown and brown-violet tones, offering varying nuances according to change of light and season.

Ultimately, on the sloping surfaces, the colour process yields a robust green patina – as is typical for copper surfaces. This patina lends the cladding its distinctive character, at the same time providing long-lasting protection for decades to come.

*Lasting value,
durable yet changeable.*



photo . Adam Moerk



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for a greener, more
responsible Architecture



TECU® Classic_coated
The longer bright beauty of copper

*TECU® Classic_coated is the time-tested
TECU® Classic copper in various thicknesses,
provided with a transparent 2-layer coating
system.*