



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/00547/FUL

Name and address for correspondence:	Applicant name:
Ms Ruth Sienkiewicz Seven Architecture Clarendon House Victoria Avenue Harrogate HG1 1JD	Hopwood Hall College

Part I - Particulars of Application

Date of Application: 1 July 2024

Proposal:	Conversion of former chapel to provide education/teaching facility including internal and external repairs and internal works to provide classrooms and associated facilities, alongside external landscaping and the addition of one accessible parking space.
Location:	Hopwood Hall College, Middleton Campus , Rochdale Road, Middleton, M24 6XH

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **GRANTED SUBJECT TO CONDITIONS** for the carrying out of the development referred to in Part I above.

The Council hereby permits the above development in accordance with the details given on the application form and subject to the following condition(s):

Conditions and Reasons:

- 1 The development must be begun within three years of the date of this decision notice

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development shall be carried out in accordance with the following application plans and documents:
 - Site Location Plan - Drawing no. 00500 Rev P03
 - Existing Site Plan - Drawing no. 00501 Rev P04

- Proposed Site Plan - Drawing no. 00502 Rev P01
- Existing Ground Floor Plan - Drawing no. 00510 Rev P01
- Demolition Ground Floor Plan - Drawing no. 00515 Rev P01
- Proposed Ground Floor Plan - Drawing no. 00520 Rev P02
- Proposed Roof Plan - Drawing no. 00522 Rev P01
- Proposed Scope of Works Plan - Ground Floor - Drawing no. 00530-Rev P02
- Proposed Wall Types Plan - Ground Floor - Drawing no. 00535 Rev P02
- Existing Elevations Showing Demolition Works 1 of 2 - Drawing no. 00540 Rev P01
- Existing Elevations 2 of 2 - Drawing no. 00541 Rev P01
- Proposed Elevations 1 of 2 - Drawing no. 00542 Rev P02
- Proposed Elevations 2 of 2 - Drawing no. 00543 Rev P02
- Repair Elevations 1 of 2 - Drawing no. 00544 Rev P01
- Repair Elevations - Drawing no. 00545 Rev P01
- Existing Sections - Drawing no. 00550 - Rev P01
- Proposed Sections - Drawing no. 00552 Rev P02
- Existing Window Types - Drawing no. 00560 Rev P01
- Works to Side Chapel Altar & Canopy - Drawing no. 00571 Rev P02
- Typical Pod Details - Drawing no. 00572 Rev P01
- Proposed Sanctuary Area - Drawing no. 00573 Rev P03
- Existing Roof Plan - Drawing no. 00581 Rev P01
- Proposed Finishes Plan Ground Floor - Drawing no. 00890 Rev P01
- External Plant Enclosure Details - Drawing no. 00874 Rev P01
- Proposed Pod Elevations - Drawing no. 00591 dated 25.09.2024
- Proposed Concrete Repairs Elevations Sheet 1 of 2 - Drawing no. 210
- Proposed Concrete Repairs Elevations Sheet 2 of 2 - Drawing no. 211
- Proposed Concrete Repairs Details and Methodology - Drawing no. 220
- Drainage Layout - Drawing no. 500
- Internal Window Schedule - Works to Existing Windows
- Schedule of works - Dated 28th May 2024

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 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.

Reason: To ensure the details do not detract from the significance of the host listed building and in the interests of visual amenity and to accord with policies JP-P2 of Places for Everyone Joint Development Plan, policies P1, P2, P3 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

- 4 All concrete repairs shall be carried out in accordance with the Schedule of Works prepared by Seven, dated 15 February 2024, reference HCO-SEV-XX-XX-RP-A-09900 Rev P01, using Sikagard-675 W GB ElastoColor in RAL colour 7044.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 5 If any additional concrete and block work repairs beyond those detailed in the application are required, prior to the additional works taking place, a detailed repair methodology shall be submitted to and approved in writing by the Local Planning Authority. The repairs shall be undertaken in accordance with the approved methodology and retained thereafter.

Reason: To ensure the details do not detract from the significance of the host listed building and in the interests of visual amenity and to accord with policies JP-P2 of Places for Everyone Joint Development Plan, policies P1, P2, P3 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

- 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.

Reason: To ensure the details do not detract from the significance of the host listed building and in the interests of visual amenity and to accord with policies JP-P2 of Places for Everyone Joint Development Plan, policies P1, P2, P3 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

- 7 If any additional repair works, beyond those detailed in the application are required, prior to the additional works taking place, a detailed schedule of repairs and finishes 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.

Reason: To ensure the details do not detract from the significance of the host listed building and in the interests of visual amenity and to accord with policies JP-P2 of Places for Everyone Joint Development Plan, policies P1, P2, P3 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

- 8 All new and replacement rainwater goods shall be cast iron and shall match the existing in terms of size, shape and profile upon first installation. In the event that the existing rainwater goods are found to be inadequate for the volume of runoff, large scale details (at 1:10 or 1:20) of the new rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The rainwater goods shall be installed in accordance with the approved details and retained thereafter.

Reason: To ensure the details do not detract from the significance of the host listed building and in the interests of visual amenity and to accord with policies JP-P2 of Places for Everyone Joint Development Plan, policies P1, P2, P3 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

- 9 Prior to any external landscaping works taking place details of the hard and soft landscaping proposals and extended paving areas shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be provided prior to first use of the building and be retained thereafter.

Reason: To ensure the details do not detract from the significance of the host listed building and in the interests of visual amenity and to accord with policies JP-P2 and GP-G7 of Places for Everyone Joint Development Plan, policies P1, P2, P3, G7 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

- 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.

Reason: To ensure the details do not detract from the significance of the host listed building and in the interests of visual amenity and to accord with policies JP-P2 of

Places for Everyone Joint Development Plan, policies P1, P2, P3 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

- 11 Prior to any works taking place to remove the asbestos from the site, a method statement shall be provided for its removal. This shall include a scheme for the protection of existing features during the removal works, as well as details of the tools to be used and methods for removal.

Reason: To minimise any damage to the existing features, as a result of the asbestos removal works.

- 12 Prior to any works to remove the asbestos taking place, the following shall be provided to and agreed in writing by the local planning authority:
- A full photographic record of the existing asbestos finishes
 - A detailed plan showing how the existing asbestos finishes will be replicated with the new material
 - Details and samples of the new material to match the existing as far as possible, in terms of colour, texture and appearance.

Reason: To ensure that the replacement for the asbestos cladding matches the existing insofar as possible in terms of colour, texture and appearance, in order to preserve the special architectural and historic interest of the listed building.

- 13 No development to which this permission relates shall commence until a programme of historic building recording (level 3) and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

Reason: To ensure adequate recording of the historic environment in accordance with policy JP-P2 of Places for Everyone Joint Development Plan, policy P2 of the adopted Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure no disturbance of the historic record before appropriate recording.

- 14 No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Project Design that has been submitted to and approved in writing by the local planning authority. The Project Design shall cover the following:

1. A phased programme and methodology to include:
 - a) a historic building survey (Historic England Level 3);
 - b) an archaeological watching brief during any ground-breaking works.
2. A programme for post-investigation assessment to include:
 - a) analysis of the site investigation records and finds;
 - b) production of a final report on the significance of the heritage interest recorded.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the site investigations commensurate with their significance.
5. Provision for archive deposition of the report, finds and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved Project Design.

Reason: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible and to accord with the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure no disturbance of the historic record before appropriate recording.

- 15 The accessible parking bay identified on drawing 00502 Rev P01 (Proposed Site Plan) shall be provided prior to first use of the building and be retained for the use of parking thereafter.
- Reason: To ensure that accessible parking is made available for future users and in accordance with policy DM1 of the adopted Core Strategy and the National Planning Policy Framework.
- 16 No external lighting shall be installed until a scheme which identifies its siting, design and luminosity has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and retained thereafter.
- Reason: To protect the historic interests of the building and protected species around the site and to accord with policies JP-G8 and JP-P2 of Places for Everyone Joint Development Plan, policies P2 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
- 17 The development hereby approved shall be carried out in full accordance with the working methods set out in sections 4.1.2 to 4.1.6 of the Nocturnal Bat Survey Report & EcOW, dated 11th October, Seed ref: 1697B-NBR-V1-C.
- Reason: To ensure acceptable working methods in the interest of protecting any protected bats at the site and to accord with policy JP-G7 of Places for Everyone Joint Development Plan, policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
- 18 The development hereby approved shall be carried out in full accordance with the Reasonable Avoidance Measures (RAMS) and the badger protection measures set out in sections 4.1.9 and 4.1.22 of the Preliminary Ecological Appraisal Report, dated 22nd January 2024, Seed ref: 1697B-PEA-V1-A .
- Reason: To ensure acceptable working methods in the interest of protecting any protected Great Crested Newts and badgers around the site and to accord with JP-G7 of Places for Everyone Joint Development Plan, policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
- 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.
- Reason: To ensure that nesting birds at the site are adequately protection and to accord with policy JP-G7 of Places for Everyone Joint Development Plan, policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
- 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.
- Reason: To ensure that invasive species at the site are adequately identified and managed and to accord with policy JP-G7 of Places for Everyone Joint Development Plan, policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
- 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.

Reason: To ensure adequate roosting and nesting opportunities in the interests of biodiversity and the protection of protected species and to accord with policy JP-G7 of Places for Everyone Joint Development Plan, policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 22 No external development or works of site preparation shall take place until the retained trees, as identified in the Arboricultural Impact Assessment, dated 23.02.2024, Seed Ref: 1697b-AIA-V1-B have been protected in accordance with the details outlined in Tree Protection Fencing section and Appendices 2 and 3 of the Arboricultural Impact Assessment. The tree protection measures shall be retained as such until all external construction works have been completed.

Reason: Reason: In order to protect the existing protected trees in the interests of the amenities of the area and in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 23 The development hereby approved shall be undertaken in accordance with the recommendations and working measures set out in the Arboricultural Impact Assessment, dated 23.02.2024, Seed Ref: 1697b-AIA-V1-B.

Reason: In order to protect the existing protected trees in the interests of the amenities of the area and in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement:

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Date Decision Issued 23 October 2024

Melanie Hale
Head of Planning Services

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: £34.00 for householder applications and £116.00 in all other cases.

INFORMATIVE:

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface

mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

INFORMATIVE:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.

The applicant is reminded that, under the Wild Mammal (Protection) Act 1996 it is an offence to inflict unnecessary suffering to wild mammals. Planning consent does not provide a defence against prosecution under this act.