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Rochdale Borough Council
One Riverside Smith Street
Rochdale
OL16 1XU

November 2024

Discharge of Conditions Application

Listed Building Consent Reference: 20-00577-LBC – Rochdale Town Hall, Phase 1

This application covers the discharge of the following conditions:

1: The works must be begun not later than three years beginning with the date of this consent.

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

Response:

Noted. Decision letter dated 22nd September 2020, works commenced 15th January 2021. Condition has been met.

2: This consent relates to the following plans and documents:-

(refer to decision letter for full list of documents)

and the works shall be carried out in complete accordance with these drawings and documents hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of works in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved policies of the adopted Rochdale Unitary Development Plan, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

Response:

Noted. Refer to Phase 1 and Phase 2 Amendments application submitted separately.

3: The works shall be carried out in accordance with the Written Scheme of Investigation for a Historic Building Investigation and Watching Brief, dated July 2020.

Reason: To record and advance understanding of the heritage asset impacted on by the works and to make information about the archaeological heritage interest publicly accessible in accordance with NPPF Section 16, Paragraph 199.

Response:

Noted. The works have been carried out in accordance with the Written Scheme of Investigation for a Historic Building Investigation and Watching Brief, dated July 2020.

4: The following works including reroofing, extension and modifications to Rochdale Town Hall, which supports roosting common pipistrelle bats shall not in any circumstances commence unless the Local Planning Authority has been provided with either:

- i. A licence issued by Natural England pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations 2017, authorising the specified works to go ahead; or
- ii. A statement in writing from the relevant licensing body to the effect that it does not consider that the works will require a licence. In these circumstances a Method Statement based on the provisions of Appendix F (Ecological Assessment, Anthony Nickson Ecology, August 2020) should be submitted in writing to prevent injury to bats (Wildlife & Countryside Act 1981).

Reason: In order to ensure adequate protection of pipistrelle bats as part of the works in accordance with the requirements of Core Strategy Policies G6 and G7 and the National Planning Policy Framework.

Response:

No roof works took place during Phase 1 that would impact bats. Phase 1 works were primarily internal.

5: No external lighting shall be installed on the site, including security lighting, unless a scheme for such lighting has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason. To prevent habitat disturbance of protected species in accordance with Core Strategy Policies P3 and G7 and the National Planning Policy Framework.

Response:

No external lighting has been implemented as part of the Phase 1 works. The external lighting scheme has been submitted and approved under the discharge of conditions applications '23/01013/DOC' and '23/01018/DOC' for the Phase 2 works.

6: All ecological measures and/or works shall be carried out in accordance with the details contained in Appendix G (Peregrine Falcon Precautionary Working Method Statement) of the Ecological Assessment, Anthony Nickson Ecology, August 2020. Any alterations to this method statement must be agreed in writing by the Local Planning Authority.

Reason: In order to ensure adequate protection of Peregrine Falcons as part of the works in accordance with the requirements of Core Strategy Policies G6 and G7 and the National Planning Policy Framework.

Response:

All works have been carried out in accordance with details contained within appendix G. No further information required.

Appropriate toolbox talk took place prior to works being completed. Refer:

- Peregrine Falcon Toolbox Talk - 21 February 2021

7: No external works shall take place during the bird nesting season (March – August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Plan Authority which establishes that no part of the proposed construction zone is utilised for bird nesting. Should the survey reveal the presence of any nesting species in a proposed construction zone, then a methodology for locally protecting nest sites during the course of the development is to be prepared by a suitably experienced ecologist and submitted to the Local Plan Authority. Nest site protection shall thereafter be provided in accordance with the methodology.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with Core Strategy Policies G6 and G7 and the provisions of the Wildlife and Countryside Act 1981 (as amended).

Response:

No roof works took place during Phase 1 that would impact bird nesting. Phase 1 works were primarily internal.

8: Elements of interest, including the timber partitions, stone flooring and joinery shall be stored on site for later reuse in accordance with the recommendations of the Planning and Design and Access Statement, May 2020. The disposal of any material which cannot be reused must be agreed in writing by the Local Planning Authority prior to its disposal.

Reason: To secure and safeguard the provision of materials with architectural/archaeological/historical importance associated with the building/site in order that such materials may be reused at a later date.

Response:

Elements of interest, including timber partitions, stone flooring and joinery, have been reused wherever possible as part of the Phase 2 scheme, otherwise elements of interest have been stored on site to potentially be reused during Phase 3.

Timber partitions:

Whilst removing the partitions that have approval for removal, it was established that some elements of the partitions were later additions. It was agreed with Conservation officer, Jessica Scott, that these later lower quality components (e.g. capping pieces, infill pieces, ceilings to the 'room' type screens, framing elements) could be disposed of to ensure that the earlier more significant components of the screen could be carefully removed and retained for potential future use. Where these have not been re-used as part of the Phase 2 and 3 works they are now stored in the basement.

Refer Jessica Scott emails dated 02.03.21 and 16.03.21.

Stone flooring:

All stone flooring that has been lifted has either been relaid or set aside for reuse in Phase 2.

Joinery:

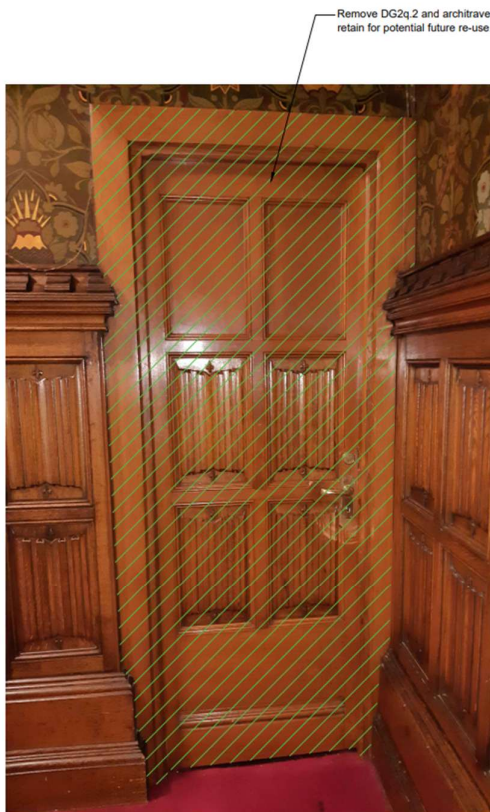
As outlined in Rebecca Mills' email dated 20th September 2023 – excess joinery has been collated on site, surveyed, and split into three groups as follows:

- Group 1: Items we will reuse as part of Phase 2.
- Group 2: Items that have historic value but we can't find a place for in Phase 2. We will store these in the basement with the intention of re-using them as part of the Phase 3 works where possible.
- Group 3: Modern joinery items that have been stripped out and do not have historic value and we have no use for (please see images below).

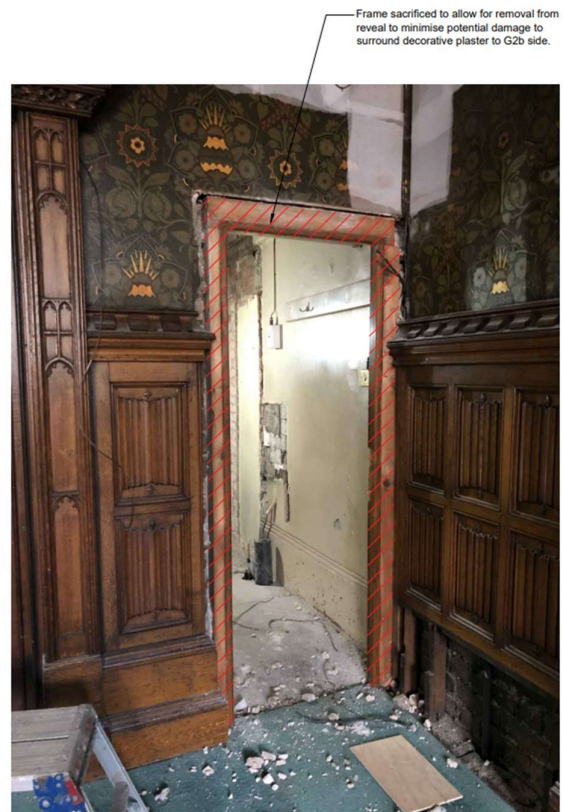


Christiana Shovlin agreed that the joinery items in Group 3 could be disposed of, in email dated 12th October 2023.

Exceptions:



01 Reference Image - DG2q.2
0001 NTS



02 Reference Image - DG2q.2 Frame
0001 NTS

Donald Insall Associates

The door frame of DG2q.2 was tightly sealed to the adjacent decorative plasterwork and couldn't be removed in one piece without risking damage to the surrounding decorative plasterwork. The Conservation Officer agreed to the removal (as referenced in the conditions tracker).

Yours faithfully

Cameron Frobisher Smith

Architect

For and on behalf of Donald Insall Associates

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