

Conservation & Design Team

Economy and Place

Consultation Response on behalf of the Head of Planning Services

Applications: 24/00387/FUL and 24/00388/LBC

Site Address: Crescent Hall, Edmund Street, Rochdale OL12 6QG

Date Received: 19 August 2025

Date of Response: 19 August 2025

PROPOSAL:

Erection of 800mm high mesh boundary fence around perimeter of the site atop existing boundary wall, and erection of hard standing to the northern side of the church.

CONSULTATION REPORT:

The description of development refers to the installation of an 800mm high mesh fence atop the existing boundary wall around the perimeter of the site. However, the amended plans show that an 800mm bow top fence would be installed along the southern boundary wall, with only 300mm added above the east and west boundary walls.

No fence is seemingly proposed on the common boundary shared with No.164 Edmund Street, therefore the description would appear to be misleading as it suggests that fencing would be erected around the entire perimeter of the site.

It is noted that the rear section of the building that adjoins No.164 Edmund Street would have the same height of boundary treatment applied where the ground level steps down to form the external yard. It is understood that the rationale for the proposed fencing is to enable safe outdoor play on the lawned area for nursery children to meet the statutory requirements of the Early Years Foundation Stage Framework. Given that the small lower yard area on Edmund Street does not appear to form part of this proposed managed space, and the inclusion of high fencing would offer very few, if any, security benefits as the fence would not extend along the common boundary with No. 164 Edmund Street, it would appear sensible in visual and neighbour amenity terms to match the design but lower the height of the fence and proposed replacement gate in this particular location as suggested in the image below:



Clarity should also be sought on which sections of the existing retaining wall are to be rebuilt, and which sections are to be retained and repaired. In accordance with the established principles of historic environment conservation, repair and/or rebuild using salvaged materials should be the first option in the hierarchy, prior to any consideration of full replacement in new materials. In either case, the existing brick bonding patterns must be retained and/or re-instated, the details of which would need to be included on a plan and could be conditioned. The description should also include reference to any repair or re-instatement works to this curtilage listed wall.

In terms of colour treatment, black railings would be the most appropriate option within the context. Any variation must use a colour from a heritage palette that is contextual to the area and must be secured in perpetuity by a suitably worded planning condition.

OFFICER RECOMMENDATION:

No objection to the principle of the addition of bow top railings, subject to confirmation of details, re-consideration of height of the lower external ground section of the site, appropriate materials conditions and confirmation of the wall repair/replacement details.