

APPLICATION REFERENCE: 25/01071/DOC

Applicant Hopwood Hall College() Hopwood Hall College Rochdale Road Middleton Rochdale M24 6XH	Agent Ms Ruth Sienkiewicz(Seven Architecture) Clarendon House Victoria Avenue Harrogate HG1 1JD
--	--

Part I - Particulars of Application

Proposal: Submission of details to comply with conditions 3 (large scale details), 6 (repair works), 10 (survey of roof), 19 (nesting birds), 20 (invasive species) and 21 (bat and bird mitigation) on planning permission 24/00547/FUL

Location: Hopwood Hall College Rochdale Road Middleton Rochdale M24 6XH

Valid On: 21 October 2025

Condition(s) (6)

- 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.

New and replacement steps, handrails and balustrades:

No details have been submitted for the replacement steps, handrails or balustrades. Therefore this element of the condition is not satisfied.

External plant enclosure:

Details to satisfy this part of the condition are provided on drawing no. HCO-SEV-ZZ-ZZ-DR-A-00574 Rev P03 - External Plant Enclosure Details

The submitted details are considered to be acceptable. Subject to construction in accordance with these details, this element of the condition is satisfied.

New classroom pods, including means of fixing, glazed panel, timber and final colour:

Details to satisfy this part of the condition are provided on drawing nos:

- **HCO-SEV-ZZ-ZZ-DR-A-00162 Rev P01 - Proposed Glazed Screen Details**
- **HCO-SEV-ZZ-ZZ-DR-A-0163 Rev P01 - Proposed Bi-Folding Door Details**
- **Style 900 Wood/Glazed Folding Partition Brochure**
- **HCO-SEV-ZZ-ZZ-DR-A-00592 Rev P01 - Pod Details, Pod Type 1 Classroom**
- **HCO-SEV-ZZ-ZZ-DR-A-00593 Rev P01 - Pod Details, Type 2, Office Pod and Staff Brew Point Details**
- **HCO-SEV-ZZ-ZZ-DR-A-00594 Rev P01 - Pod Details, Type 3, Office and Immersive VR Room**
- **HCO-SEV-ZZ-ZZ-DR-A-00595 Rev P01 - Pod Elevations, Pod Type 1 Classrooms**
- **HCO-SEV-ZZ-ZZ-DR-A-00596 Rev P01 - Pod Elevations, Pod Type 2, Office Staff Brew Point**
- **HCO-SEV-ZZ-ZZ-DR-A-00597 Rev P01 - Pod Elevations, Pod Type 3, Office and Immersive VR Room**

The submitted details are considered to be acceptable. Subject to construction in accordance with these details, this element of the condition is satisfied.

New and replacement windows and doors:

No details have been submitted for new and replacement windows and doors. Therefore, this element of the condition is not satisfied.

Vents:

No details have been submitted for vents. Therefore, this element of the condition is not satisfied.

Secondary glazing:

No details have been submitted for secondary glazing and we note that there are currently no plans to undertake the installation of

secondary glazing as part of the current contract. This element of the condition is not satisfied.

New walls including means of fixing:

Details to satisfy this part of the condition are provided on drawing nos.

- **HCO-SEV-ZZ-00-DR-A-00576 Rev P01 - Proposed Wall Types Plan**
- **HCO-SEV-ZZ-ZZ-DR-A-00577 Rev P01 Partition Type Details**

The submitted details are considered to be acceptable. Subject to construction in accordance with these details, this element of the condition is satisfied.

New timber structure to the sanctuary:

No details have been provided for the timber structure to the sanctuary and we note that there are currently no plans to undertake the installation of the timber structure as part of the current contract. This element of the condition is not satisfied.

New floors:

- ***Details provided to satisfy this part of the condition are:***
- ***rawing no. HCO-SEV-ZZ-00-DR-A-00578 Rev P01- Proposed Floor Types***
- ***Drawing no. HCO-SEV-ZZ-00-DR-A-00579 Rev P01- Typical Floor Finishes Details***
- ***Circulation Areas: Linoleum flooring - Manufacturer: Forbo Flooring Uk Ltd - Product ref: Marmoleum Concrete - Colour: Liquid Clay***
- ***Entrance Barrier Matting: Narthex - Manufacturer: Gradus Ltd - Product ref: Esplanade 6000 Primary 12mm Barrier Matting - Colour: Nickel***
- ***Sanctuary Area: Existing tiled floor to be retained as final finish***
- ***Classrooms/Offices: Carpet Finish - Manufacturer: Forbo Flooring UK Ltd - Product ref: Tessera Accord - Colour: Morning Dew***

As these proposals would retain the original floor underneath, the submitted details are considered to be acceptable. Subject to construction in accordance with these details, this element of the condition is satisfied.

Further to the above, the requirements of condition 3 are partly satisfied.

- 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.

The schedule of repairs is provided under drawing nos:

- **HCO-SEV-ZZ-ZZ-DR-A-00150 Rev P01 - Internal Fabric Repair Elevations 1 of 5**
- **HCO-SEV-ZZ-ZZ-DR-A-00151 Rev P01 - Internal Fabric Repair Elevations 2 of 5**
- **HCO-SEV-ZZ-ZZ-DR-A-00152 Rev P01 - Internal Fabric Repair Elevations 3 of 5**
- **HCO-SEV-ZZ-ZZ-DR-A-00153 Rev P01 - Internal Fabric Repair Elevations 4 of 5**
- **HCO-SEV-ZZ-ZZ-DR-A-00154 Rev P01 - Internal Fabric Repair Elevations 5 of 5**
- **HCO-SEV-ZZ-ZZ-DR-A-00544 Rev P03 - Repair Elevations 1 of 2**
- **HCO-SEV-ZZ-ZZ-DR-A-00545 Rev P04 - Repair Elevations 2 of 2**
- **HCO-SEV-ZZ-ZZ-RP-09903 Rev P02 - Repair Works Specification**
- **P15715-210 Rev C03 - Proposed Concrete Repairs Sheet 1 of 2**
- **P15715-211 Rev C03 - Proposed Concrete Repairs Sheet 2 of 2**
- **P15715-220 Rev C02 - Proposed Concrete Repairs Details and Methodology**

The mortar mix for repointing has been confirmed as:

- **5 parts washed sand;**
- **1 part portland cement; and**
- **1 part hydrated lime**

It has been confirmed that repairs to the timber are to be undertaken using suitably treated, well-seasoned hardwood to match the existing species, visible grain characteristics, quality and colour. You have confirmed that the final timber species is to be later confirmed following review with a specialist joinery sub-contractor.

The submitted details are considered to be acceptable. However, as per above, the timber to be used for the timber repairs shall match existing.

The details provided on the submitted plans are acceptable, further works are however specified within the Repair Works Specification where full details have not yet been provided, including but not limited to: works to steps and balustrades etc. Subject to the repair works being carried out in accordance with the detailed submissions, the requirements of condition 6 are partially satisfied.

- 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.

The following plans/documents have been submitted:

- **HCO-SEV-ZZ-ZZ-DR-A-00160 Rev S03 - Flat Roof Sketch Detail**
- **HCO-SEV-ZZ-ZZ-DR-A-00161 Rev P01 - Proposed Copper Roof Detail**
- **HCO-SEV-ZZ-ZZ-DR-A-00164 Rev P01 - Proposed Copper Cladding Detail**
- **HCO-SEV-XX-XX-RP-A-09105 Rev P01- Photographic Record of Existing Roof**
- **HCO-SEV-ZZ-ZZ-RP-09903 Rev P02 - Repair Works Specification**

For the flat roof to top of the lantern it is also confirmed that the new flat roof will be clad using copper, rather than an asphalt finish.

Subject to the re-roofing works being undertaken in accordance with the submitted details, the requirements of condition 10 are satisfied.

- 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.

The following document has been submitted:

- **ECOW Letter Statement - Hopwood Hall College - Prepared by Collington Winter Environmental (CEW) - Dated 7th October.**

The submitted letter statement confirms that a nesting bird check was completed on the 17th September 2025. This confirms that no nests were observed within ground vegetation but works of vegetation removal were delayed due to the presence of invasive species, such as Himalayan Balsam and Japanese Knotweed.

The submitted letter advises that due to delays in the works, strimming of the vegetation surrounding the chapel is still required. The letter therefore recommends that if vegetation removal is scheduled during the bird nesting season (March to August, inclusive), a nesting bird check must be conducted prior to any works. However, if the works are to take place outside of the nesting bird season (September to February, inclusive), no nesting bird check is required for the vegetation.

The letter also confirms that a Preliminary Ecological Appraisal (PEA) was completed by CWE at the site in January 2024, which identified evidence of nesting pigeons within the chapel building. The letter advises that as this species is known to nest year-round, nesting bird checks are required prior to any works on the building, regardless of the time of year and that these checks should be conducted no more than 48 hours before works commence. If active nests are found it is advised that these must be left undisturbed until the young have fledged.

The Local Planning Authority note, that in respect of nesting pigeons, condition 19 explicitly excludes feral pigeon from the requirement for a detailed bird nest survey, and if such species is found to be nesting, a general license issued by Natural England authorising destruction of feral nests should be provided to the Local Planning Authority.

The submitted ECOW Letter Statement is considered to be acceptable. However, as per its recommendations, if any vegetation removal or works to the building take place within the bird nesting period (March to August, inclusive) further surveys should be undertaken to check the vegetation and building for nesting birds and any such survey shall be submitted to and approved in writing by the Local Planning Authority. If feral pigeon are identified to be nesting at any time during the year, a general license issued by Natural England authorising destruction of feral nests should be provided to the Local Planning Authority.

- 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.

The following documents have been submitted:

- **Invasive Species Survey - Ref BW517 - Dated 27.08.25 - Prepared by Blue Wigwam Ltd**
- **Invasive Weed Excavation Offsets - Drawing no. BW517.02 - Dated 23.09.25**
- **Invasive Species Management Plan - Ref BW511 - Dated 27.08.25 - Prepared by Blue Wigwam Ltd**
- **Method Statement - Ref: 03-22.09.25(11) - Dated 22.09.25 - Prepared by Blue Wigwam Ltd**

The submitted documents set out appropriate identification and methodology for the management and clearance of invasive species on the site. Subject to the works being undertaken in accordance with the submitted details, the requirements of condition 20 are satisfied.

- 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.

The following document has been submitted:

- **Ecological Enhancement Plan - Ref: CW20-1463 EEP 1 - Dated 16.09.25 - Prepared by Collington Winter Environmental**

The submitted enhancement plan sets out an acceptable scheme for mitigation and ecological enhancements in the form of bird and bat boxes. Subject to the development being undertaken in accordance

with the submitted Ecological Enhancement Plan, the requirements of condition 21 are satisfied.

Date of Decision: 09/02/2026

Melanie Hale
Head of Planning

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.