

20th February 2026

Rachel Carney
Development Management
Rochdale Council

Via Planning Portal

Dear Rachel

Planning Portal reference: PP-14712032

**Application to discharge Conditions 6 (External Cladding Details) and 8 (specification for the windows and doors) attached to full planning permission reference 25/00541/FUL
Hopwood Hall College (Rochdale Campus), St Mary's Gate, Rochdale OL12 6RY**

On behalf of Willmott Dixon Construction, we wish to discharge condition 6 (external cladding details and condition 8 (specifications for windows and doors) attached to planning permission 25/00541/FUL. Both conditions require these details to be provided in the context of the new teaching building.

For reference, the full wording of condition 6 is set out below:

'Notwithstanding the approved plans, no development beyond the superstructure of the new teaching building shall commence until external cladding details for the new teaching building have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, details shall include the cladding material, colour and finish, sectional drawings (1:10 or 1:20 scale) and elevational drawings (1:100 scale). The development shall thereafter be carried out in accordance with the approved details and drawings.'

In response, we are submitting the following information in order to discharge condition 6:

- FE0012-SRA-01-XX-D-A-0222-GANorthAndWestElevations
- FE0012-SRA-01-XX-D-A-0223-GASouthAndEastElevations
- FE0012-SRA-01-XX-D-A-0231-PerimeterSections1
- FE0012-SRA-01-XX-D-A-0232-PerimeterSections2
- FE0012-SRA-01-XX-D-A-0240-NurseryEntranceCanopy1
- FE0012-SRA-01-XX-D-A-0241-NurseryEntranceCanopy2
- FE0012-SRA-01-ZZ-D-A-0220-TypicalBayStudy
- FE0012-SRA-01-ZZ-D-A-0221-TypicalBayStudyNorth
- FE0012-SRA-XX-XX-D-A-0225-NorthAndSouthSiteElevations
- FE0012-SRA-XX-XX-D-A-0226-EastAndWestSiteElevations
- FE0012-SRA-XX-XX-L-A-0093-609ExternalFinishesSchedule
- Samples

The submitted drawings confirm that the upper floors have steel cladding: Oxide red RAL 3009 (Vieo standing seam, Colorcoat Prisma). The drawings provided, therefore, met the requirements of the condition.

We are also submitting details in order to discharge condition 8. Full condition wording is set out below:

'No development beyond the superstructure of the new teaching building shall take place until a scheme for the full specification of the windows and doors have been submitted to and approved in writing by the Local Planning Authority. The specification shall include, at a scale of not less than 1:20 the longitudinal and cross sectional detailing with the depth of the reveal shown, cill and lintel detailing and means of opening together with any finished treatment and. The window and doors shall be installed in accordance with the approved specification prior to first use of the extension and retained thereafter.'

We are submitting the following in order to discharge condition 8:

- FE0012-SRA-01-00-D-A-2141-223BrickworkFloorExternalCorner_WindowJambPlanDetail
- FE0012-SRA-01-00-D-A-2143-223BrickworkWindow_DoorJambPlanDetail
- FE0012-SRA-01-00-D-A-2150-223BrickworkWindowJambPlanDetail
- FE0012-SRA-01-00-D-A-2171-223BrickworkWindowSillSectionDetail
- FE0012-SRA-01-00-D-A-2172-223BrickworkWindowHeadSectionDetail
- FE0012-SRA-01-00-D-A-2183-223GroundFloorDoorThresholdSectionDetail
- FE0012-SRA-01-XX-D-A-3120-232WindowTypes1
- FE0012-SRA-01-XX-D-A-3121-232WindowTypes2
- FE0012-SRA-01-XX-D-A-3122-232CurtainWallTypes
- FE0012-SRA-01-XX-D-A-3221-232ExternalDoorTypes
- FE0012-SRA-01-ZZ-D-A-2154-223CladdingCorner_WindowJambPlanDetail
- FE0012-SRA-01-ZZ-D-A-2156-223CladdingWindowJambPlanDetail
- FE0012-SRA-01-ZZ-D-A-2173-223CladdingWindowSillSectionDetail
- FE0012-SRA-01-ZZ-D-A-2174-223CladdingWindowHeadSectionDetail

The drawings provide detail on the window and door openings, type and the finished treatment. The longitudinal and cross-sectional detailing confirm the depth of the reveal regarding the new teaching building. The drawings provided, therefore, met the requirements of the condition by providing a full scheme for the doors and the windows.

We look forward to receiving acknowledgement that the application has been validated at your earliest convenience. In the meantime, please do not hesitate to contact me or Richard Purser should you have any queries or require any additional information.

Yours sincerely,



Sophie McGeough, Assistant Planner

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