

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
25/00541/FUL

CASE OFFICER
Rachel Carney

DETERMINATION DATE 27.08.2025 **EXT OF TIME**

Address: Hopwood Hall College Rochdale Campus St Marys Gate Rochdale OL12 6RY

Proposal: Demolition and site clearance of existing Teaching Block B and outbuildings and Erection of New Teaching Building (Use Class F1), repair and alterations to retained teaching buildings, revised means of access, car parking, cycle parking, drainage, infrastructure, landscaping and ancillary works

PUBLICITY	Weekly list expired?		Site notice expired?	
	Neighbour letters expired?		Press Notice expired?	

DELEGATION	Significant departure from local plan?		Contrary to national policy?	
	Applicant a Council Member or officer?		Contrary to previous decision?	
	Major with 10 or more objections and recommending approval?		Called in or Planning Panel objection?	

COMMENTS	Planning Panel comments received?	
	Neighbour comments received?	

EIA	Screening opinion completed and saved to Onbase?	
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CONDITIONS	Pre-commencement conditions proposed?	
	Pre-commencement conditions agreed (or notification period expired)?	

RECOMMENDATION	
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CHECKED AND SIGNED OFF BY:

DATE:

SITE

The application relates to Hopwood Hall College which is located to the west of Rochdale town centre and to the outside (west) of St Mary's Gate, on the corner with College Road. The college currently comprise two main buildings which front onto St Mary's Gate, with off street parking located to the rear and accessed via College Road. The College is also bounded to the south by the River Roch, where Rochdale Sixth Form College and a large Asda store are located.

The site is overlooked from the north by social housing at College Bank, in the "Seven Sisters", seven high-rise blocks of flats. To the east of the site, to the opposite side of St Mary's Gate, sits Rochdale Town Centre Conservation Area.

PROPOSAL

The application proposes a new college building to replace existing college buildings, Blocks B and C. The new building would be constructed on the site of the existing car park and a separate enabling works planning permission has already been approved for demolition/clearance of the car park (application 25/00519/FUL). Once the new building is brought into use, existing Blocks B and C would be demolished.

The new building would be four storey structure that would be sited adjacent College Road, with the entrance sited to the buildings eastern elevation, set back from the existing college buildings and St Mary's Gate. As well as teaching facilities, the new building would provide provision for a private nursery that would be sited in the north west corner of the building.

The building would largely be a rectangular, flat roofed building, that would be orientated to have a long elevation running adjacent to College Road and this would have a length of 93m. The width of the building would be 23m and the height would be 16m. The entrance of the building would be designed with an increased height of 18m and an slight increased width with a step to the south and to the west of the site there would be a slightly decrease in width with the building set in from College Road, to allow for the curvature of the road.

The building would be predominantly faced in metal cladding that would largely be red in colour, with a grey brick to the ground floor. The ground floor would also include separate entrance to the north west corner of the building, where a contrasting glazed brick and entrance way would provide entrance to the nursery.

The application also includes refurbishment of a gullwing extension to Block A. This would create a new entrance lobby and would be a single storey structure that would retain an inverted dual pitched roof design and it would be linked to the new proposed building with an external covered walkway.

In addition to the new buildings, landscaping is proposed on the site of the existing blocks B and C. This would largely be grassed area with some trees proposed between

the landscaping and car park. An additional strip of landscaping is proposed adjacent to College Road.

As a result of the development much of the existing car park would be lost and a new car park would be provided to the south of the building, between the new building and the River Roch, with 117 spaces and 11 disabled spaces and 96 cycle spaces.

The primary vehicle access to the site would remain as existing, via College Bank and a further vehicle access on College Bank, closer to the junction with St Mary's Gate, would be formed to create access to 7 space visitor car park and service bay.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

JP-S1 Sustainable Development
JP-S4 Flood Risk and the Water Environment
JP-G3 River Valleys and Waterways
JP-G8 A net enhancement of biodiversity and geodiversity
JP-P1 Sustainable Places
JP-P2 Heritage
JP-P5 Education, skills and knowledge
JP-C3 Public Transport
JP-C4 The Strategic Road Network

Adopted Rochdale Core Strategy (CS):

SO1 – To deliver a more prosperous economy
E2 – Increasing jobs and prosperity
E3 – Focusing on economic growth corridors and areas

SO2 – Creating successful and healthy communities
C2 – Focusing on regeneration areas and economic growth corridors
C7 – Delivering education facilities

SO3 – Improving design, image and quality of place
P1 – Improving image
P2 – Protecting and enhancing character, landscape and heritage
P3 – Improving design of new development

SO4 – Promoting a greener environment
G6 – Enhancing green infrastructure
G7 – Increasing the value of biodiversity and geodiversity
G8 – Managing water resourcing and flood risk
G9 – Reducing the impact of pollution, contamination and land instability

SO5 – Improving accessibility and delivering sustainable transport

T2 – Improving accessibility

DM1 – General development requirements

Unitary Development Plan (UDP):

G/D/1 – Defined Urban Area

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

09/D51738 - Screening Opinion In Respect Of Proposed Redevelopment Of Rochdale College - Determined

09/D51750 - Erection Of New 7 Storey College Building With Associated Parking - Approved

10/D53657 - Installation Of Two Awnings Fronting St Mary's Gate - Approved

11/D54025 - Installation Of 2 Awnings. (Additional To Two On Planning Application 10/D53657) - Approved

12/D55197 - Construction Of A New Car Park And Associated Landscape Treatment. - Approved

24/00128/FUL - Installation of cycle shelter - Approved

25/00519/FUL - Application for enabling works comprising site clearance, site remediation, archaeological investigations, temporary means of access(es) and temporary means of enclosure and associated works in order to prepare the site for redevelopment - Approved

CONSULTATION RESPONSES

Highways And Engineering

No objection.

Env Health - Noise/Odours

No comments received to date

Env Health - Air Quality

No comments received to date

Conservation And Design

There are some concerns regarding the design, form and materiality and the subsequent impact on the setting of nearby heritage assets. The application should work with the Council's Urban Design officer to amend the design and address these concerns.

Environment Agency

First response – object due to lack of an FRA

Second response – objection maintained because the application fails the second part of the flood risk exception test.

Greater Manchester Archaeological Advisory Service

No objection raised. Suggested condition to require a programme of archaeological work.

Transport For Greater Manchester

Confirmed no comment.

Schools Service

Support the application as needed for children and young people in the borough to complete their education.

Strategic Transport Planning Co-Ordinator

No comments received to date

GM Fire Service

No comments received to date

GMP - Design For Security

The development should be built to Secured by Design standards to ensure an appropriate level of security.

Gtr Manchester Ecology Unit

No objection and recommended conditions for lighting scheme and bat and bird boxes. BNG – the site is capable of achieving in excess of the 10% net gain required. Conditions recommended.

The Coal Authority

The site falls within the defined Development High Risk Area. No objection subject to condition requiring remediation works and mitigation.

Environmental Control (Landfill Gas)

The remediation strategy will require implementing and a final verification report will be required.

Lead Local Flood Authority/Drainage

First comments - The drainage requires further investigation. The application should not be approved as changes to the drainage may impact site layout.

Second comments – The proposals are sufficiently developed for the application to be approved. Conditions recommended.

Urban Design

Summary - Some concerns with the design however recommend a number of conditions in relation to securing design details.

United Utilities

First comment – the drainage proposals are not acceptable because the proposal is not in line with the North West Pro Forma which recommends greenfield rates. Recommended condition.

Environment Agency

Summary – remove objection as the submitted FRA outlines adequate measures to meet relevant planning policy. Advice provided and conditions recommended in relation to flood risk and land contamination.

REPRESENTATIONS

The application has been publicised with a site notice, press notice and neighbour notification letters. No representations have been received.

ANALYSIS

The application site is allocated as Defined Urban Area under the Rochdale Unitary Development Plan. Policy G/D/1 is therefore relevant to any applications on the site and in the supporting text to this policy it is established that new development should be located in the urban area, so as to support urban regeneration and to protect the countryside. Core Strategy Policy C7 places education and skills as a high priority in order to improve productivity, social and community cohesion and the overall prosperity and quality of life in the borough, and seeks to achieve this in part by raising educational achievement skills and training in their borough by promoting growth and expansion of further and higher education at the Colleges located at St Mary's Gate, which include Hopwood Hall College and Rochdale Sixth Form College. Further to this, policy JP-P5 of PfE paragraph 100 of the NPPF establish that development should enable the delivery of new and improved facilities for all ages, such as schools etc and that LPA's should give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.

The proposal would provide a replacement building to accommodate between 800-900 students and staff across a range of subjects, art and design, T-Levels and the provision of Higher Education teaching facilities, such as for teacher training and healthcare. The application confirms that as a replacement building there is no expansion of the facilities at the campus and that the building has a slightly lower overall floorspace than that proposed for demolition.

Both the NPPF, regional and local policy are clear that great weight should be afforded to the development of schools, as proposed in the application for consideration. The extension to the school would provide valuable increased space and the proposal would therefore benefit the wider community in line with the requirements of the NPPF and the adopted Rochdale Core Strategy.

As such, and with the above policy in mind, it is considered that subject to the appropriate assessment of development management matters as considered in detail below, the principle of the development of an extension to the school on site is acceptable.

Character and Appearance

Heritage and Design

The application proposes a replacement three storey college building as well as refurbishment of an existing college building, provision of a covered linked walkway, landscape and parking works.

Chapter 12 of the NPPF seeks to achieve well designed places and paragraph 131 sets out that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development proves should achieve. It is also

noted that good design is a key aspect of sustainable development, create better places in which to live and work and helps make development acceptable to communities.

The application site is also located opposite Rochdale Town Centre Conservation Area, which includes many of the town's most important civic spaces and buildings, many of which are listed. These include the grade I listed Town Hall, Touchstones Museum and the Memorial Gardens with the grade I listed Cenotaph as its centrepiece.

Paragraph 212 establishes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm.

In considering the proposals it is recognised that the site is a key gateway on entry to the town and that it plays a role in the setting of many of the identified heritage assets. In this respect, it is accepted that ideally the corner site would have a feature building which would positively contribute to the street scene. Whilst this application removes development from this key corner, it is accepted that the proposals do not exclude a corner building coming forwards in the future and indeed the application makes reference to the colleges possible future plans to develop the corner plot.

The major part of the application proposes is a relatively large four storey building that would face onto College Road. This would then be linked to Block A by a covered walkway that would lead to a refurbished gullwing entrance. The rest of the site would provide parking, access and landscaping.

There are no concerns with the general scale and layout of the development and in particular, the general massing of the new college building. Nonetheless, it was considered upon first submission that changes to the design were necessary to ensure that the proposal provided a high quality development in the area.

The building would predominantly be clad red with typically, but not entirely consistent patterns of openings across the elevations with an increase in scale and change in materiality at the eastern end of the building to demarcate the entrance to the building.

The proposed building would comprise a undoubtedly contemporary addition to the site, which already bears little resemblance to most of its surroundings given the wide array of architectural styles and ages of buildings. Notwithstanding, it would generally be viewed in the context of both Hopwood Hall's campus and Rochdale Sixth Form's buildings as an educational institution for which the design is considered appropriate.

Reservations are held over the use of materials across the building, however the general type and colour are acceptable. Conditions are included to agree a precise specification before their use therefore.

The upgrades/refurbishment works to the existing gullwing to Block A are also considered to be acceptable. This structure is to be provided with a glazed façade which will provide a more modern appearance to the structure and allow provision of a light accessible space for the college, which they have advised can be used as a flexible area suitable for events, exhibitions and social gatherings. The alterations to this part of the site are considered to be relatively minor, nonetheless, their proposals would aid to further enhance the appearance of the site and contribute towards the improvement of facilities offered by the college.

The general landscaping works and provision of a covered link are also considered to be acceptable. Through amendments the link has been simplified in its design and become a less bulky structure that will better integrate to the site and the wider landscaping. The materials of the link have been provided on the submitted plan and the relatively slim line, anthracite grey frame with trapezoidal roof cladding and integrated PV panels are considered to be acceptable to be conditioned upon approval.

Further landscaping details are assessed in the landscape section of the report.

In light of the above, the proposals are considered to be 'well-designed,' and would comply with the requirements of Policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Archaeology

The application is supported by an archaeological desk-based study and consultation has also been undertaken with Greater Manchester Archaeological Advisory Unit (GMAAS), who have advised that although the site does not contain any designated heritage assets or lie within a conservation area, it is of archaeological interest. The site is associated with the early industrial development of Rochdale and may have contained a dyeworks by the mid-18th Century, which newspaper articles dating to 1779 refer to a dye works, a fulling mill and associated buildings known as Town Mill. This large mill complex appears to have been water-powered, as indicated by the presence of a weir and headrace and a steam-powered factory known as Holland Street Mill. Several blocks of back-to-back workers houses were also present and any below ground remains of these former building that survive intact are likely to be of archaeological interest.

The submitted desk-based assessment concludes that the site has high potential to contain archaeological remains of interest and warrants further archaeological investigation. The scope and extent of an appropriate scheme of archaeological investigation is set out in a Project Design in consultation with GMAAS and submitted in support of the application. GMAAS have confirmed that the methodology set out in the Project Design is an appropriate approach to the site's archaeological resource.

GMAAS have accepted in their response that any archaeological remains that exist are not going to be of national, but of regional or local significance. As such, they have advised that the archaeological investigation of the former Holland Street Mill is secured by condition. This is considered by officers to be a reasonable method to ensure proper recording of any archaeological findings in accordance with local and national policy. The archaeological matters associated with the site can therefore be satisfactorily addressed.

Landscaping and BNG

Policy G6 of the Council's Core Strategy requires that development protects and improves green infrastructure. Policy G7 also requires that site and features of biodiversity are given full and appropriate recognition and protection and the NPPF under chapter 15 requires that planning decisions contribute to and enhance the natural environment.

There are no trees to be removed on site as a result of the development and proposals include soft landscaping to the east of the site, adjacent to St Mary's Gate. A linear strip of soft landscaping is also proposed adjacent to College Road.

The proposed landscaping scheme includes a large, grassed area between the car park and St Mary's Gate. Within this area a linked walkway is proposed (design discussed above). Four trees are also proposed adjacent to the car park and a landscape strip adjacent to College Road would include a further 10 trees.

GMEU have however considered these proposals in the context of Biodiversity Net Gain (BNG) legislation, which requires a statutory 10% BNG net gain across all new development unless it meets one of the exemptions. Policy JP-G7 also requires that new development proposals demonstrate a measurable net gain in biodiversity of no less than 10%. A BNG statutory metric and accompanying report have been submitted with the application.

The principle of the proposed landscaping is considered to be acceptable and GMEU have confirmed that the proposals would achieve a gain of 0.11 habitat units (+58.29%) and a gain of 0.03 hedgerow units (48.13%) which is well in excess of the mandatory 10% net gain. GMEU have also advised that the onsite gains would not be 'significant' and therefore a simple management plan should be submitted for the management of the created habitats and the gains can be secured by condition. A full 30-year HMMP is not considered to be required.

Further to the above, BNG requirements for the site can be satisfied and the standard BNG condition will be required on any approval.

Ecology

Policy G7 of the Core Strategy requires developments to protect existing biodiversity including trees and vegetation. The NPPF also requires the planning system to contribute to and enhance the natural and local environment and policy JP-G8 of PfE requires that through local planning a net enhancement of biodiversity resources will be sought.

The application site also runs adjacent to the River Roch. PfE policy JP-G2 recognises the importance of river valleys and waterway as priority green infrastructure and requires that new development to be designed to ensure river corridors and their habitats are integrated within development and enhanced wherever possible.

The application includes a Preliminary Ecological Appraisal Report and Bat Survey Report. GMEU have confirmed, through consultation, that the ecological appraisal provides robust ecological assessment and that no further survey is required. Overall the site hold relatively limited ecological value, however, as recommended in the report, measures should be taken to prevent pollution to the River Roch. GMEU have also advised that any works that will impact on nesting birds (e.g. buildings for demolition, shrubs and hedgerows) should not take place in the main bird nest period, with an appropriately worded condition attached.

To ensure suitable ecological enhancement of the site, GMEU advise that a minimum of two bird boxes should be installed within the site. This can be secured through condition.

In regards bats, two bat dusk surveys have been undertaken. GMEU have noted that these surveys were not carried out in optimum conditions, as the temperature at the time was 9c, rather than the minimum 10c recommended. This limitation to the survey has not been addressed within the report. Nonetheless, GMEU have advised that given the existing lighting onsite, the low numbers of bat roosting features on the buildings and the limited bat activity recorded, they are will to accept the survey data.

The bat survey results found no bats emerging from Block B and the Garages and no roosts were identified. GMEU have confirmed no reason to doubt these findings and advised that no further survey is required. They have however recommended conditions requiring the installation of at least two bat boxes within the site and details of a sensitive lighting scheme that will reduce disturbance to bats and other wildlife in the locality, particularly along the River Roch.

Further to the above, subject to appropriate conditions, the impact on ecology and protected species on the site is considered to be acceptable and in accordance with the Core Strategy, PfE and NPPF.

Amenity

Core Strategy policy DM1 requires all development proposals to demonstrate that they will not have a negative impact upon the amenity of future residents and occupiers. Policy G9 requires that sensitive new developments such as housing are not adversely affected by existing sources of pollution, including noise, from certain types of industry. Paragraph 135 of the National Planning Policy Framework advises that planning decisions should result in places with a high standard of amenity for existing and future users.

The proposal is located within a mixed-use, commercial area, although it is acknowledged the seven sisters residential tower blocks are located approximately 50m north of the site, to the opposite side of St Mary's Gate. While the proposal would be visible from the flats within the tower block and change the outlook from the southern facing flats, the proposal would not incur any unacceptable residential amenity impact upon these occupiers due to the distance and it is noted that no objections from residents have been received.

There are no concerns raised in respect of noise and disturbance. The site is located within a busy edge of town centre location which already sees a number of comings and goings, including those associated with the existing college and the adjacent Rochdale Sixth Form College. The new college building would, in time, replace the existing Block B and Block C and would not result in any noticeable change in student or staff movements around the site. With these factors in mind it is considered that the proposal would not result in any unacceptable additional noise impact upon the nearby residential properties.

The proposed development would therefore be in accordance with the requirements of Core Strategy Policies P1, P3 and DM1, and the policies within the NPPF.

Highways

Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available or can be provided and in all circumstances, prioritises the safety, accessibility and amenity of those who live or

have business in the area. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Paragraph 116 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The application site is located just outside Rochdale Town Centre and is well connected to public transport by bus and short walk from the town centre. An existing TRO (parking restrictions) covers the immediate streets of College Road, College Bank Way and Holland Street.. Rochdale Town Centre bus station and tram stop is a short walk from the college, providing access to the wider city region.

The application proposes development on much of the existing 190 space car park and subsequently a new 117 space car park is proposed. This would result in a reduction in 73 car parking spaces across the site. There would also be a reduction in disabled spaces from 15 to 11 but an increase in cycle spaces from 38 to 96, an increase in 58 spaces.

The primary vehicle access to the site would remain as existing, via College Bank and a further vehicle access on College Bank, closer to the junction with St Mary's Gate, would be formed to create access to 7 space visitor car park and service bay.

Consultation has been undertaken with the Council's Highway Service who have advised that the site is in a highly sustainable location, close to public transport links and within walking distance of local residents.

Highways Officers have confirmed that traffic volumes are not expected to exceed those of the existing development and as a result, they raise no objections to the traffic generated as a result of the proposals. Furthermore, the main access to the site is existing and is considered to be suitable for the volume and type of traffic proposed. Highway's Officers have also confirmed that the new vehicle access points are acceptable and suitable for their intended purposes.

In regards parking numbers, whilst the application would result in a reduction in the number of spaces, due to the highly sustainable site location, Highway's Officers have confirmed that adequate off street parking is proposed. In addition, the internal road layout is suitable for the expected volumes and types of traffic expected with the development.

As a result of the above, there are no highway safety concerns raised and the application is considered to be acceptable in this regard, in accordance with policy T2 of the Core Strategy, policy in PfE and the NPPF.

Flood Risk and Drainage

Policy G8 requires that new development does not lead to any increased form of flooding locally or further downstream, does not impede natural water and flood risk management, is not detrimental to existing or potential flood storage areas, contributes where possible to alleviating existing flood risk, is itself well protected from flood risk and ensures prudent use of water resources. Paragraph 170 of the NPPF states that

inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).

Paragraph 173 of the NPPF requires that a sequential approach should be taken to applications in areas known to be at risk from flooding and 174 states that development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test.

The application site is located in Flood Zone 2 and immediately adjacent to Flood Zone 3, with the River Roch running adjacent to the sites southern boundary. A Flood Risk Assessment and Drainage Strategy and a Sequential and exception test have been submitted with the application and consultations undertaken with the Environment Agency, the Council's Lead Drainage Officer and United Utilities.

The application has resulted in some concerns from all of the above parties, although through the submission of amendments and additional information these have been resolved, subject to the inclusion of appropriate conditions.

The Lead Local Flood Authority (LLFA) initially advised that the application provided insufficient information to demonstrate that the site could be sustainably drained in accordance with national policy and similar concerns were raised by United Utilities. However, following the submission of additional information in the form of a flood risk assessment and drainage Strategy report and below ground drainage general layout and catchment plans, the LLFA drainage officer has confirmed that the drainage proposals are sufficient developed to allow the application to be determined. Nonetheless, it is noted that there are still questions over the areas being drained to swales and filter drains and it hasn't yet been established if the existing slot drains are to be retained. The drainage officer has however advised that these matters can be adequately addressed through an appropriately worded condition/s.

In considering the sequential test, given that the use of the building precisely relates to the continued use of the wider site, it would not be possible to locate it anywhere beyond its boundaries and therefore, given that the most at-risk areas within the site are avoided, the sequential test is satisfied.

In turning to the exceptions test, it is clear that the proposals bring much valued socially and economically sustainable proposals in the delivery of a much needed, modern teaching building, and would have limited contribution to flood risk given compensatory storage provided on site, and finished floor levels set above the 1% AEP +70% Climate Change flooding event.

The Environment Agency, having reviewed the revised flood risk, are content that the proposals can meet the relevant policy objectives subject to the imposition of conditions requiring the development to be carried out in accordance with the recommendations of the FRA.

Therefore, in light of the above, the development proposals would accord with the requirements of Policy JP-S4 of the adopted Places for Everyone Joint Development Plan, Policy G8 of the adopted Core Strategy and the National Planning Policy Framework.

Contamination

Policy G9 of the Core Strategy requires that any risks arising from contaminated land are identified prior to development taking place, with identified actions taken. Policy JP-S1 of PfE also requires that appropriate contamination mitigation and remediation is implemented.

Despite ground investigations having taken place and a remediation strategy agreed under the 'groundworks' planning application, the Environment Agency have highlighted that the works undertaken largely rely on the testing of soils taken from a shallow depth, and do not consider the investigation to have adequately assessed the risk to groundwater.

In light of paragraph 187 e) of the Framework requiring planning decisions to prevent new development from contributing to unacceptable levels of water pollution, and being required to help improve local environmental conditions, including water quality, and with other contaminated land requirements set out in paragraphs 196 and 197, it is considered that there is adequate justification for the imposition of a condition as requested by the Environment Agency, subject to which the application would accord with the requirements of CS Policy G9, PfE Policy JP-S1 and the NPPF.

Summary

Further to the above it is considered that the provision of a new college building on the site would be acceptable development. Through negotiation with the applicants the design of the building is considered appropriate for the site, although it is acknowledged that final agreement on the style and the colour of the cladding is still required and this can be agreed through condition.

RECOMMENDATION

GRANT planning permission subject to the following conditions:

1. Time Limit

The development must be begun not later than three years beginning with the date of this permission.

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

2. Plans

The permission relates to the following plans:

- FE0012-SRA-01-00-D-A-0210 P04 General Arrangement Ground Floor Plan
- FE0012-SRA-01-01-D-A-0211 P04 General Arrangement First Floor Plan
- FE0012-SRA-01-02-D-A-0212 P04 General Arrangement Second Floor Plan

- FE0012-SRA-01-03-D-A-0213 P04 General Arrangement Third Floor Plan
- FE0012-SRA-01-R2-D-A-0215 P04 General Arrangement Upper Roof Plan
- FE0012-SRA-01-RF-D-A-0214 P04 General Arrangement Roof Plan
- FE0012-SRA-01-XX-D-A-0222 P04 General Arrangement North and West Elevations
- FE0012-SRA-01-XX-D-A-0223 P04 General Arrangement South and East Elevations
- FE0012-SRA-01-XX-D-A-0230 P04 General Arrangement Sections
- FE0012-SRA-01-ZZ-D-A-0220 P04 Typical Bay Study
- FE0012-SRA-02-00-D-A-0210 P03 Block A & Gullwing General Arrangement Ground Floor Plan
- FE0012-SRA-02-00-D-A-0250 P03 Existing Block A & Gullwing Ground Floor Plan
- FE0012-SRA-02-01-D-A-0211 P03 Block A & Gullwing General Arrangement First Floor Plan
- FE0012-SRA-02-01-D-A-0251 P03 Existing Block A & Gullwing First Floor Plan
- FE0012-SRA-02-02-D-A-0212 P03 Block A & Gullwing General Arrangement Second Floor Plan
- FE0012-SRA-02-02-D-A-0252 P03 Existing Block A & Gullwing Second Floor Plan
- FE0012-SRA-02-B2-D-A-0208 P03 Block A & Gullwing General Arrangement Basement Plan
- FE0012-SRA-02-B2-D-A-0248 P03 Existing Block A & Gullwing Basement Plan
- FE0012-SRA-02-RF-D-A-0216 P03 Block A & Gullwing General Arrangement Roof Plan
- FE0012-SRA-02-RF-D-A-0256 P03 Existing Block A & Gullwing Roof Plan
- FE0012-SRA-02-XX-D-A-0222 P03 Block A & Gullwing General Arrangement North and West Elevations
- FE0012-SRA-02-XX-D-A-0223 P04 Block A & Gullwing General Arrangement South and East Elevations
- FE0012-SRA-02-XX-D-A-0230 P03 Block A & Gullwing General Arrangement Sections
- FE0012-SRA-02-XX-D-A-0262 P03 Existing Block A & Gullwing North and West Elevations
- FE0012-SRA-02-XX-D-A-0263 P03 Existing Block A & Gullwing South and East Elevations
- FE0012-SRA-02-XX-D-A-0270 P03 Existing Block A & Gullwing Sections
- FE0012-SRA-XX-XX-D-A-0201 P04 Site Plan Existing
- FE0012-SRA-XX-XX-D-A-0202 P04 Site Plan Proposed
- FE0012-SRA-XX-XX-D-A-0203 P03 Demolition Site Plan
- FE0012-SRA-XX-XX-D-A-0225 P04 General Arrangement North and South Site Elevations
- FE0012-SRA-XX-XX-D-A-0226 P05 General Arrangement East and West Site Elevations

and the development shall be carried out in accordance with these drawings hereby approved.

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 Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. Pre-Commencement Contamination

No development, other than the site clearance works approved under this planning permission, including only the necessary demolition of existing buildings to facilitate safe access to previously un-investigated areas of the site, shall commence until a remediation strategy addressing the risks associated with site contamination, in relation to the permitted development, has been submitted to and approved in writing by the local planning authority.

This strategy will include the following components:

1. Additional site investigation scheme, based on the reports already submitted, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy thereafter.

The approved development shall not be brought into use until such time as a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: In the interests of protecting controlled waters in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for Pre-Commencement Condition: Groundworks have the potential to give rise to pollution to controlled waters.

4. Slab-Level Drainage

No development above slab level shall take place until such time as full details of the surface water drainage scheme for the site have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the scheme shall have regards to the following:

- FRA&DS Report ref. FE0012-ROS-XX-XX-T-D-0050 rev P09
- Below Ground Drainage General Layout ref. FE0012-ROS-XX-XX-D-C-0500 rev P13 Below Ground Drainage Catchment Plan ref. FE0012-ROS-XX-XX-D-C-0500 rev P01

The drainage scheme shall be implemented in accordance with the approved details prior to the first occupation of the development and retained as such thereafter.

Reason: to ensure the satisfactory drainage of the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

5. Piling

No piling or any other foundation designs using penetrative methods shall take place until such time as details have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed piling does not harm groundwater resources in line with the provisions of the National Planning Policy Framework.

6. Cladding Details – New Building

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.

Reason: In the interests of visual amenity and to ensure that the teaching building provides a positive contribution to the visual amenities and character of the area in accordance with policies P1, P2, P3 and DM1 of the Rochdale Core Strategy, policy JP-S1 of Places for Everyone Joint Development Plan and the National Planning Policy Framework.

7. Materials

Notwithstanding the requirements of condition 6, no development beyond the superstructure of the new teaching building shall take place until samples or full specification of all materials to be used on the new teaching building, excluding the external cladding for the new teaching building, have been submitted to and approved

in writing by the Local Planning Authority. For the avoidance of doubt this shall include details of a glazed brick for the nursery entrance. The development shall thereafter be carried out in accordance with the approved materials.

Reason: In the interests of visual amenity and to ensure that the development provides a positive contribution to the visual amenities and character of the area in accordance with policies P1, P2, P3 and DM1 of the Rochdale Core Strategy, policy JP-S1 of Places for Everyone Joint Development Plan and the National Planning Policy Framework.

8. Windows and Doors

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.

Reason: In the interests of visual amenity and to ensure that the development provides a positive contribution to the visual amenities and character of the area in accordance with policies P1, P2, P3 and DM1 of the Rochdale Core Strategy, policy JP-S1 of Places for Everyone Joint Development Plan and the National Planning Policy Framework.

9. Covered Walkway

The covered walkway shall be first constructed in full accordance with the materials detailed on drawing no. FE0012-ALA-XX-XX-D-L-1011 S2 Rev P03 (Canopy Details) and retained as such thereafter.

Reason: In the interests of visual amenity and to ensure that the development provides a positive contribution to the visual amenities and character of the area in accordance with policies P1, P2, P3 and DM1 of the Rochdale Core Strategy, policy JP-S1 of Places for Everyone Joint Development Plan and the National Planning Policy Framework.

10. Flood Risk Assessment

The development hereby approved shall be constructed in accordance with the recommendations of the Flood Risk Assessment ref. FE0012-ROS-XX-XX-T-D-0050 Revision P09 and the following mitigation measures detailed:

- Finished floor levels shall be set no lower than 120.83 metres above Ordnance Datum (AOD)
- Compensatory storage shall be provided in the volume of 3850m3. Stored on the East of the site as per drawing reference
 - FE0012-ROS-XX-XX-D-C-0640 - Rev P03 - October 2025
 - FE0012-ROS-XX-XX-D-C-0541 - Rev P02 - October 2025
 - FE0012-ROS-XX-XX-D-C-0540 Rev P03 - October 2025
 - FE0012-ROS-XX-XX-D-C-0500 - Rev P18 - May 2024

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants, and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided in accordance with Policies G8 and DM1 of the adopted Rochdale Core Strategy, Policy JP-S4 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

11. Boundary Treatments

Prior to first occupation of the new teaching building details of the phased installation of all boundary treatment identified on drawing no. FE0012-ALA-XX-XX-D-L-0008 S2 Rev P06 shall be submitted to and approved in writing by the Local Planning Authority. For avoidance of doubt the phasing shall identify details associated with the new teaching building and the site of the existing Block B teaching block. The boundary details shall be installed in accordance with the approved plan and phasing details and be retained thereafter.

Reason: In the interests of visual amenity and to ensure that the development provides a positive contribution to the visual amenities and character of the area in accordance with policies P1, P2, P3 and DM1 of the Rochdale Core Strategy, policy JP-S1 of Places for Everyone Joint Development Plan and the National Planning Policy Framework.

12. Parking and Servicing areas

Within 3 months of first occupation of the new teaching building the new car parking and servicing areas shall be fully provided and made solely available for parking and servicing for users and visitors to the college.

Reason: In the interest of highway safety and to ensure sufficient parking provision is provided in accordance with policies T2 and DM1 of the Rochdale Core Strategy, policy JP-S1 of Places for Everyone Joint Development Plan and the National Planning Policy Framework.

13. Demolition of Blocks B and C

Prior to first occupation of the new teaching building a programme of works for demolition of existing Blocks B and C shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt this shall include a schedule for the timing of demolition works and details of how this will be timed with the implementation of the boundary details as required under condition 11 and landscaping scheme as required under condition 14 of this permission.

Reason: To ensure that the building is demolished in a reasonable period of time and to allow for landscaping of the site in the interests of visual amenity and to provide adequate biodiversity net gains and to accord with policies P1, P2, P3, G6, G7 and DM1, policies JP-S1 and JP-G8 of Places for Everyone Joint Development Plan and the National Planning Policy Framework.

14. Landscaping

Notwithstanding the details shown on the approved plans, no development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities) and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

15. Bat and Bird Boxes

No above ground works shall be take place until a scheme for the inclusion of a minimum of two bat and two bird boxes on trees or new buildings within the site has been submitted to and approved in writing by the Local Planning Authority. The approved bat and bird boxes shall be installed prior to first use of the new building and retained thereafter.

Reason: To ensure the development provides sufficient habitat for protected nesting bats and birds and in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy, policy JP-G8 of Places for Everyone and the National Planning Policy Framework.

16. No External Lighting

No external lighting shall be installed on the new teaching building or within the development unless a scheme for such lighting has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include details of the locations and design of any lighting and LUX levels from any lights during and post construction. The approved scheme shall be implemented in accordance with the approved details and retained as such thereafter.

Reason: To reduce disturbance to bats and other wildlife on the site and around the River Roch and to accord with policy G7 and DM1 of the adopted Rochdale Core Strategy, policy JP-G8 of Places for Everyone and the National Planning Policy Framework.

17. Preliminary Ecological Appraisal

The development shall be carried out in full accordance of the recommendations provided under chapter 6 'Ecological Constraints, Opportunities and Recommendations' of the submitted Preliminary Ecological Appraisal, prepared by ADAS, dated 14 May

2025, ref: 1052696/WNT69105-2007(00). For the avoidance of doubt this shall include replacement of hedgerow habitat and Reasonable Avoidance Measures for protection of the River Roch Environment.

Reason: To reduce protect wildlife and habitat on the site and around the River Roch and to accord with policy G7 and DM1 of the adopted Rochdale Core Strategy, policy JP-G8 of Places for Everyone and the National Planning Policy Framework.

18. Coal Mining

No above ground development shall commence until remediation works and mitigation measures to address land instability arising from shall coal mining legacy, as set out in the submitted Coal Mining Risk Assessment report, prepared by Tier Environmental Ltd, dated 6th February 2025 and a Specification for The Stabilisation of Shallow Mineworkings Report, prepared by Tier Environmental Ltd, dated 11th April 2025 have been fully implemented on site.

Prior to first occupation of the development a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made safe and stable for the approved development shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this document shall confirm the completion of any remedial works and mitigation necessary to address the risks posed by past coal mining works.

Reason: To ensure that any land instability associated with historic coal mining works has been properly mitigated and in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

19. Archaeology

A programme of archaeological work shall be undertaken in line with the Hopwood Hall College Project Design for an Evaluation and Watching Brief (dated April 2025) and within 6 months of the date of this permission and report of the findings shall be submitted to and approved in writing by the Local Planning Authority. The works will be undertaken in accordance with the agreed Project Design, which covers the following:

1. A phased programme and methodology to include:
 - a) an archaeological evaluation;
 - b) an archaeological watching brief;
 - c) pending the results of the above, a targeted open-area excavation carried out in accordance with an updated Project Design.
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 investigation 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 protect the significance of any archaeological remains on the site in accordance with Policy P2 of the adopted Rochdale Core Strategy, Policy JP-P2 of the adopted Places for Everyone Joint Development Plan and Paragraph 218 of the National Planning Policy Framework.

20. Materials

No demolition of the existing Blocks B and C shall commence until samples or full specification of all materials to be used on the gullwing refurbishment and associated works to retained Block A teaching block have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved materials.

Reason: In the interests of visual amenity and to ensure that the development provides a positive contribution to the visual amenities and character of the area in accordance with policies P1, P2, P3 and DM1 of the Rochdale Core Strategy, policy JP-S1 of Places for Everyone Joint Development Plan 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.

Notes for Applicant:

- Ground Investigations

Under the Coal Industry Act 1994 any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority since these activities can have serious public health and safety implications. Such activities could include site investigation boreholes, excavations for 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 permission to enter or disturb our property will result in the potential for court action. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

2 - Shallow coal seams

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

3- Requirement for Incidental Coal Agreements

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required from the Coal Authority. Further information regarding Incidental Coal Agreements can be found here -

Given the potential presence of nesting birds within trees and scrub on site, it is recommended that the applicant do not clear any vegetation between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance to confirm that there are no active bird nests are present in order to fulfil the expectations of the Wildlife and Countryside Act 1981.

BIODIVERSITY NET GAIN

1. Prior to the commencement of development, a Biodiversity Gain Plan shall be prepared and submitted to and approved in writing by the Local Planning Authority.

BIODIVERSITY NET GAIN

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority,

and;

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Rochdale Council.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
 - (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

- i) the application for planning permission was made before 2 April 2024;
- ii) planning permission is granted which has effect before 2 April 2024; or
- iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

*original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

For the purposes of paragraph 13 (a) above, a biodiversity gain plan is a plan which:

(a) relates to development for which planning permission is granted,

and;

(b) specifies the matters referred to in sub-paragraph 14(2) below:

The matters are:

(g) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;

(h) the pre-development biodiversity value of the onsite habitat;

(i) the post-development biodiversity value of the onsite habitat;

(j) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;

(k) any biodiversity credits purchased for the development; and

(l) any such other matters as the Secretary of State may by regulations specify.