

Officer Report

Case Reference: 24/00194/DOC
Location: Touchstones Arts And Heritage Centre
The Esplanade
Rochdale
OL16 1AQ
Proposal: Submission of details to comply with conditions 5 (external openings), 6 (entrance doors), 7 (bleacher seating), 8 (partitions) and 16 (wall coverings) on planning permission 23/00624/LBC
Recommendation: Approve
Officer: Rosalind Gralton

Condition(s) (5)

- 5 Notwithstanding the approved plans, no works to the creation of any external openings shall commence until a method statement, including detail of all tools to be used and the amount of historic fabric to be removed throughout the course of the works, is submitted to and approved in writing by the Local Planning Authority. In addition, no development shall commence until full architectural details and product specifications of any doors to be instated are submitted to and approved in writing with the LPA. For the avoidance of doubt, this should cover the details of the proposed doors on the eastern elevation, and include details for any lighting, glazing, hardware, security equipment and emergency escape and promotional signage. The development hereby approved shall be implemented in accordance with the approved details and they shall be retained as such thereafter.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

Decision: The following drawings are accepted:

- RTAG03-DR-3100-5C-0-Detail-WindowSurroundAlteration_EastElevation
- RTAG03-SH-7000-5C-5-NBSSpecification

The works shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 6 Notwithstanding any details on the approved plans, works to the two entrance doors shall not commence until full details including product specifications of new doors, fixtures and fittings, cross-section and elevation details, glazing, and signage, have been submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved method statement and details and they shall be retained as approved thereafter.

Reason: In order to ensure use of an appropriate design and materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

Decision: The submitted documents comprising the following are accepted:

- 5.601C-DOOR DETAILS_EXTERNAL DOORS_DE00.03-06
- 5.602B-DOOR DETAILS_EXTERNAL DOOR_DE00.02
- AE - Touchstones Art Gallery External Door Ironmongery
- DE.00.02 Iroko Sample Picture 1
- DE.00.03 Iroko Sample Picture 2
- AFLP1B3NMDA_2025-11-19

The works shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 7 Notwithstanding the details on the approved plans, the proposed bleacher seating to the ground floor shall not be installed until elevation and cross-section details, a full product specification including colour, and details of new fixtures/fittings, have been submitted to and approved in writing by the Local Planning Authority. The approved submitted documents, plans and details shall be implemented in accordance with the approved details and retained as such thereafter. For the avoidance of doubt, elevations should detail the bleachers interaction with extant fabric.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework

Decision: The submitted documents comprising the following are accepted:

- **5.601C-DOOR DETAILS_EXTERNAL DOORS_DE00.03-06**
- **5.602B-DOOR DETAILS_EXTERNAL DOOR_DE00.02**
- **AE - Touchstones Art Gallery External Door Ironmongery**
- **DE.00.02 Iroko Sample Picture 1**
- **DE.00.03 Iroko Sample Picture 2**
- **AFLP1B3NMDA_2025-11-19**

The works shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 8 Notwithstanding the approved plans, no works involving the proposed partitions at ground floor level shall take place until full architectural details, including elevations and cross-sections, of the partitions to be instated have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, any detail must show the proposed partitions' interaction with historic or extant fabric. The approved submitted details and plans shall be implemented in accordance with the approved plans and retained as such thereafter.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

Officer Response: The submission comprising the following drawings and documents is accepted:

- **Drawing 3.531**
- **Covering letter provided by Architectural Emporium 20/11/2025.**

The works shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 16 No development shall commence to the internal works until product specifications and photographic samples of any new floor and wall coverings are submitted and approved in writing by the Local Planning Authority. The development hereby approved shall be implemented in accordance with the approved details and retained as such thereafter.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

Decision: The submitted details and drawings comprising the following are accepted:

- **Covering letter prepared by Architectural Emporium dated 20/11/2025**
- **PLANNING CONDITION 19_FINISHES REV A**

The works shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.