

Officer Report

Case Reference: 24/00673/DOC
Location: Touchstones Arts And Heritage Centre
The Esplanade
Rochdale
OL16 1AQ
Proposal: Submission of details to comply with condition 14 (Tree Planting), 15 (Railing Design) and 17 (Hard and Soft Landscaping) on planning permission 23/00623/FUL
Recommendation: Approve
Officer: Rosalind Gralton

Condition(s) (4)

- 7 No development shall take place involving the erection of scaffolding (including any preparation works) until an Ecology Report and an Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt, the CEMP shall include the following: a. the parking of vehicles of site operatives and visitors; b. loading and unloading of plant and materials; c. storage of plant and materials used in constructing the development; d. the erection and maintenance of security hoarding; e. measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase; f. hours of construction, including deliveries (which should not take place outside of the hours of 08:00-18:00 Monday to Friday and 09:00-14:00 Saturday, with no work taking place on Sundays or Bank Holidays); and; The approved method statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved method statement without the prior written permission of the Local Planning Authority.

Reason: To minimise the detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G7 and G9 of the Core Strategy and the National Planning Policy Framework.

Decision: The submitted documents comprising the following are accepted:

- **Permit with introductory note - Environment Agency, signed 05/01/2024**
- **Letter from John Ruckledge, Environment Agency, to Faye Threlfall dated 08/01/2024**
- **Covering letter from Architectural Emporium dated 20/11/2025**

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

- 14 No development involving the tree planting adjacent to the retaining wall of the existing pedestrian subway under the A58 shall take place until full details of this, including planting and any works to the retaining wall, are submitted to 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 the interests of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The submitted documents comprising the following are accepted:

- **Covering letter prepared by Architectural Emporium dated 20/11/2025**
- **'Planting Plan Drawing Number P21522-00-001-GIL-0400 Revision C00 prepared by Gillespies**
- **'Soft Landscape Details 'P21522-00-001-GIL-0401 Revision C00' prepared by Gillespies**

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

- 15 Notwithstanding details within the submitted Design and Access and Heritage Statement, no railings or gates shall be installed to any of the external fabric of the building prior to submission of a formalised railing design is submitted and approved in writing by the Local Planning Authority. Details shall include elevation drawings, type, specification, colour, and material. The development hereby approved shall be implemented in accordance with the approved details and retained as such thereafter. Reason: To ensure that the proposed railings are acceptable in their context and do not detract from the character and appearance of the Conservation Area or the setting of the listed building, in accordance with NPPF chapter 16 and the Planning (Listed Buildings and Conservation Areas) Act 1990

Decision: The submitted documents comprising the following are accepted:

- **Covering letter prepared by Architectural Emporium dated 20/11/2025**
- **Retaining Wall Elevations - P21522-00-001-GIL-0304 C06 - dated 20/11/2025**
- **Retaining Wall Sections - P21522-00-001-GIL-0305 Rev C06**
- **Terrace Wall Section - P21522-00-001-GIL-0303 Rev C05**
- **Terrace Wall Elevations - P21522-00-001-GIL-0302 Rev C03**
- **Balustrade Details 01 - P21522-00-001-GIL-0308 Rev C03**
- **Balustrade Details 02 - P21522-00-001-GIL-0309 Rev C08**

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

- 17 Notwithstanding the details shown on the approved plans, works to the external hard and soft landscaping of the development hereby permitted shall not commence until full details of hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall specification and photographic samples of hard landscaping materials, including paving stones, steps, and railings, and include the formation of any banks or other earthworks, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented.

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 Policy G6 and G7 and the National Planning Policy Framework.

Decision: The submitted documents comprising the following are accepted:

- **Covering letter prepared by Architectural Emporium dated 20/11/2025**
- **P21522-00-001-GIL-0300**
- **P21522-00-001-GIL-0301**
- **P21522-00-001-GIL-0302**
- **P21522-00-001-GIL-0303**
- **P21522-00-001-GIL-0304**
- **P21522-00-001-GIL-0305**
- **P21522-00-001-GIL-0306**
- **P21522-00-001-GIL-0307**
- **P21522-00-001-GIL-0308**
- **P21522-00-001-GIL-0309**

- **P21522-00-001-GIL-0400**
- **P21522-00-001-GIL-040**

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