



PLANNING AND DEVELOPMENT

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Mrs Katie Harries
Donald Insall Associates Ltd
Bridgegate House
5 Bridge Place
Chester
CH1 1SA
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01133/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (bats), 4 (ecology survey) 5 (hard landscaping) a, b, c, d, 6 (materials) a, b c, d, e and 7 (glazing furniture) a, b, c and d on planning permission 23/00590/FUL
Location:	Rochdale Town Hall , The Esplanade, Rochdale, Rochdale, OL16 1AZ

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 3 Prior to the commencement of works, an updated bat survey (undertaken by a suitably qualified ecologist) must be submitted to the Local Planning authority for approval in writing. Should this report detect potential risk to bats as a result of development, it should detail preventive measures to ensure no bats or roosting activities are injured/disturbed; all works shall be carried out in accordance with this strategy. Likewise, any updated licenses/statements from Natural England which are required must be submitted to the Local Planning Authority before works can commence.

Reason: In order to ensure adequate protection of relevant species of bats throughout the course of works in accordance with the requirements of Core Strategy Policies G6 and G7, Regulation 53 of the Conservation of Habitats and Species Regulations 2017, Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

Decision: GMEU have been consulted and they accept the statement from the applicant's ecologist that the work requiring a bat licence was undertaken in Phase 2, under an approximate bat licence. GMEU are therefore satisfied that no further survey work is required, although the site operatives must continue to follow the guidance that emerged from the ToolboxTalks in February 2021 to ensure condition compliance.

- 4 Prior to the commencement of works, an updated ecological survey (undertaken by a suitably qualified ecologist) must be submitted to the Local Planning Authority for approval in writing. This report should detail that the proposed would not cause

disturbance to any relevant species of bird (inclusive of nesting and incubation sites and periods). Should the survey detect potential risk, a methodology for protective measures during the course of the development should be included within the submitted report. Any measures detailed shall thereafter be adhered to throughout the course of works.

Reason: In order to prevent any habitat disturbance to birds in accordance with Core Strategy Policies G6 and G7 and the provisions of the Wildlife and Countryside Act 1981 (as amended).

Decision: GMEU have been consulted and they accept the statement from the applicant's ecologist that the main ecological constraints were relating to roosting bats and nesting birds (including peregrine falcon). The methods for this were agreed during previous phases of the works. GMEU are therefore satisfied that no further survey work is required, but the site operatives must continue to follow the guidance in the Wildlife related Toolbox Talks undertaken in February 2021 to ensure condition compliance.

- 5 Prior to any new landscaping works, including any associated preparatory works, the following shall be submitted to and approved in writing by the Local Planning Authority:
- a. Photographic/physical samples of any new hard landscaping to be instated to the grounds outside Rochdale Town Hall
 - b. Product specification and physical samples of the finish to be applied to the enclosure surrounding the air source heat pump.
 - c. Product specification/photographic samples of any new protective fencing and planting containers to be instated
 - d. Full architectural details, product specification/photographic samples and of any external lighting (signage, lighting columns, lit bollards, etc.) features to be instated to the

The above shall be implemented in accordance with the approved details and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

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 and in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework

Decision: The landscaping materials details contained within the 'Planning & LBC Documents Conditions Discharge' report dated October 2024 are approved.

- 6 Prior to their instatement, the following proposed elements to the building's exterior fabric shall be submitted to and approved in writing by the Local Planning Authority:
- a. Photographic/physical samples of any new slates to be instated to the Fire Station roof.
 - b. Full details/strategy of the man-safe system to be instated to the Fire Station roof.
 - c. Photographic/physical samples (product specification where available) of all components of the glazed railings and aluminium decking to be instated to the

balcony of the Porte Cochere. Method statement for the maintenance of the glazed railings and roof coverings below the proposed aluminium decking.

d. Photographic/physical samples (product specification where available) of any new glazing, including any manifestations, frames, kick plates, handles, stainless steel barriers, etc. to be instated to the external entrances.

e. Photographic/physical samples of all new fixings to antique doors to be retained at external entrances.

The above shall be implemented in accordance with the approved details and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

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. Also to ensure that the appearance and longevity of the Porte Cochere and Fire Station roof are maintained, in line with the building's conservation. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

Decision: The details of fixtures and fittings contained within the 'Planning & LBC Documents Conditions Discharge' report dated October 2024 are approved. The installations shall be retained and maintained as such thereafter.

7 Prior to their instatement, the following proposed elements to the building's interior fabric shall be submitted to and approved in writing by the Local Planning Authority:

a. Full product specification and architectural details of the proposed secondary glazing to the council chamber windows, including a cross-sectional drawing to detail the depth of the window reveal with the secondary glazing in situ.

b. Full product specification/photographic samples of new furniture to be instated to the Council Chamber and Gallery. Additionally, full details of the storing location and method, and any plans for re-use elsewhere in the building, of all furniture to be removed from the Council Chamber and Gallery.

c. Full product specification and/or photographic details of frameless glass balustrades and guardings to be instated to the Council Chamber Gallery, including all fixings, components and glazing.

d. Full product specification (including required finish) and locations of any new escape lighting or signage.

The above shall be implemented in accordance with the approved details and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building 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 details of the fixtures, fittings and furnishings contained within the 'Planning & LBC Documents Conditions Discharge' report dated October 2024 are approved. The installations shall be retained and maintained as such thereafter.

Yours faithfully,

Melanie Hale
Head of Planning Services