



PLANNING AND DEVELOPMENT

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HNA Architects Ltd.
Temple Works
Temple Street
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OL1 3NJ

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00250/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Discharge of condition 13 (Photographic Record (Parts 1 & 2) and condition 15 (Phasing Plans - Phases 1-4) of Listed Building Consent 22/00999/LBC, , Silver Hill Farm And Plot W Of Kingsway Business Park , Broad Lane And Lower Lane, Rochdale, OL16 4PT,
Location:	

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

Conditions and Reasons:

- 13 Before any works in site, a photographic record of the existing site and buildings shall be undertaken. The scope of the record shall be agreed beforehand and the resulting record shall be submitted to the council as local planning authority once completed.

Reason: To ensure that there is an accurate record of the existing buildings prior to development taking place, in accordance with policy P2 of the adopted Rochdale Core Strategy

Officer Response: The Photographic Record (of Existing Site and Buildings) by HNA architects, Date: March 2024, Ref: 1517/P/PR, pages 1-34, received by the Local Planning Authority on 14th March 2025, has been reviewed and, in part, is considered acceptable. The external details are acceptable, as is the proposal to carry out an internal photographic record once the buildings have been made safe however, until internal photos are provided the condition can only be partially discharged.

- 15 No development shall take place until a phasing plan has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented as agreed.

Reason: to ensure that implementation of the works is appropriate within the context of the listed buildings, in accordance with policy P2 of the adopted Rochdale Core Strategy.

Officer Response: Drawing No: 1517/P-001 Rev A - Phasing Details: Phase I; Drawing No: 1517/P-002 Rev A - Phasing Details: Phase II; Drawing No: 1517/P-003 Rev A - Phasing Details: Phase III and Drawing No: 1517/P-004 Rev A - Phasing Details: Phase IV, received by the Local Planning Authority on 4th August 2025, have been reviewed and are considered acceptable. The requirements of this condition have therefore been satisfied.

Yours faithfully,

Melanie Hale
Head of Planning Services