



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 25/00519/FUL

Name and address for correspondence: Mr Richard Purser Plan Red Ltd Floor 11 3 Piccadilly Place Manchester M1 3BN	Applicant name: Marie Hughes-Jones Willmott Dixon
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Part 1 - Particulars of Application

Date of Application: 9 June 2025

Proposal:	Application for enabling works comprising site clearance, site remediation, archaeological investigations, temporary means of access(es) and temporary means of enclosure, installation of utility and drainage infrastructure and associated works in order to prepare the site for redevelopment
Location:	Hopwood Hall College Rochdale Campus , St Marys Gate, Rochdale, OL12 6RY

Part 2 Compliance with Conditions

It is YOUR responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

Part 3 - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **GRANTED SUBJECT TO CONDITIONS** for the carrying out of the development referred to in Part I above.

The Council hereby permits the above development in accordance with the details given on the application form and subject to the following condition(s):

Conditions and Reasons:

- 1 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 The development hereby permitted shall be carried out in accordance with the following drawings and documents:

Site Plan Red Line- Drawing no. FE0012-SRA-XX-XX-D-A-0205 Rev P01
Site Plan Red & Blue Lines - Drawing no. FE0012-SRA-XX-XX-D-A-0206 Rev P01

Logistics - ref. HOP/LOG-02
Project Design: Evaluation & Watching Brief - Ref. 61082/01
Remediation Strategy - Ref. KL21085-C1-RMS
Asbestos Management Plan - Ref. LKR241014
Construction Methodology Plan and Logistics Proposal - Rev 1
Enabling Works - Scope Summary (Extent of Heras Fencing)
Anti-climb Mesh Fence Panel - Drawing no TF2504 Revision C
Construction Management Plan & Construction Traffic Management Plan - received by the Local Planning Authority on 30/07/2025
Flood Risk Assessment - ref FE0012-ROS-XX-XX-T-D-0051 P02 July 2025

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 saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 3 The development hereby approved shall be undertaken in accordance with the remediation strategies outlined in the documents "Asbestos Management Plan and Risk Assessment For Asbestos Impacted Soils" ref. LKR241014 dated 21st July 2025 and "Remediation Strategy & Build Phase Verification Plan" ref. LKC251085 rev. 1 dated 23rd July 2025.

Following completion of the measures identified in the approved remediation scheme and prior to first use/occupation of the approved development, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority.

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. Prior to the first use or occupation of the approved development, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers 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.

- 4 Prior to the first commencement of development, site hoarding and fencing of the site shall be erected in accordance with the details identified on the Enabling Works - Scope Summary (Extent of Heras Fencing) and on drawing no TF2504 Revision C (Anti-climb Mesh Fence Panel). The hoarding/fencing shall be retained throughout the enabling development works.

Reason: To make the site safe and secure and in the interests of visual amenity in accordance with policies P2 and DM1 of the Core Strategy.

- 5 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.

- 6 Unless specified by other conditions, the development shall be carried out in full accordance with the Construction Management Plan & Construction Traffic Management Plan, prepared by Willmott Dixon and received by the Local Planning Authority on 30/07/2025.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the adjacent premises and users during the works, protect adjacent habitats and manage traffic to and from the site in the interests of highway safety, in accordance with the requirements of Core Strategy Policy G9, and the National Planning Policy Framework.

- 7 The development shall be carried out in accordance with the submitted flood risk assessment ref FE0012-ROS-XX-XX-T-D-0051 P02 July 2025. For the avoidance of doubt this includes the following mitigation measures:

- Finished floor levels (cabins / welfare) shall be set no lower than 119.58 + 0.57 metres above Ordnance Datum (AOD).
- Ensure no raising or lowering of ground levels beyond Reason existing topographic levels ref FE0012-ROS-XX-XX-D-C-01100 P01.

Reason: In the interest of providing a safe environment in the event of a flood and to prevent an increased risk of flooding further downstream and 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.

Procedure Statement:

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date Decision Issued 30 July 2025

Melanie Hale
Head of Planning Services

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: [Fees for Planning Applications in England](#)

INFORMATIVE:

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. 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. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at:

www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk) In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

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. Further information regarding Incidental Coal Agreements can be found here -

<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

INFORMATIVE:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.

INFORMATIVE - Flood Warning

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding - time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.
To get help during a flood, visit <https://www.gov.uk/help-during-flood>.
For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.