



PLANNING AND DEVELOPMENT

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Our ref: 25/00675/DOC
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Mrs Samantha Gill
Seven Architecture
1.3 Waulk Mill
51 Bengal St
Manchester
M4 6LN
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00675/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 1 (standard time limit), 2 (plans), 3 (specification), 4 (roof slating methodology), 5 (slate samples), 6 (rainwater goods), 7 (dormer repairs), 8 (bats), and 9 (terne coated steel) on planning permission 23/01386/LBC
Location:	St Marys C Of E Primary School, Oldham Road, Rochdale, OL11 2HB

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

Conditions and Reasons:

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Decision: This is a compliance condition which does not need to be discharged.

- 2 This consent relates to the following plans:
 - SMP-SEV-XX-00-DR-A-01010 Rev. P01 - Site Plan - Existing
 - SMP-SEV-XX-R1-DR-A-01100 Rev. P02- Proposed Site Scope of Works Plan
 - SMP-SEV-XX-R1-DR-A-02002 Rev. P01 - Roof - Existing Plan
 - SMP-SEV-XX-R1-DR-A-02012 Rev. P03 - Roof - Fabric Repair Plan
 - SMP-SEV-XX-R1-DR-A-02013 Rev. P02 - Roof - Rainwater Goods Plan
 - SMP-SEV-XX-XX-DR-A-03100 Rev. P02 - Sections AA Typical Roof Build-up and ridge detail; B-B Ext. Gutter; C-C Valley Gutter
 - SMP-SEV-XX-XX-DR-A-03010 Rev. P03 - Elevation AA - Demolition and Repairs
 - SMP-SEV-XX-XX-DR-A-03011 Rev. P03 - Elevation BB - Demolition and Repairs

- SMP-SEV-XX-XX-DR-A-03012 Rev. P02 - Elevation CC - Demolition and Repairs
- SMP-SEV-XX-XX-DR-A-03013 Rev. P02 - Elevation DD - Demolition and Repairs
- SMP-SEV-XX-XX-DR-A-03014 Rev. P02 - Elevation EE - Demolition and Repairs
- SMP-SEV-XX-XX-DR-A-3015 Rev. P03 - Section FF - Typical Dormer Window

The works shall be carried out in complete accordance with these plans hereby approved.

Reason: for the avoidance of doubt and to ensure a satisfactory standard of works in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: This is a compliance condition which does not need to be discharged.

- 3 The proposed works shall be carried out in strict accordance with the submitted 'Specification Rev. P03' by Seven Architecture.

Reason: to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Decision: This is a compliance condition which does not need to be discharged.

- 4 Prior to any works to strip the existing roof covering, a methodology to reinstate the slates shall be submitted to and approved in writing by the local planning authority. This shall include a photographic record of the existing colour pattern, and details of how this will be matched with the new roof covering.

The works shall be carried out in complete accordance with the approved methodology.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Decision: The reinstatement methodology indicated on the following documents and viewed on site:

**20818 I 9500 Rev. C01 Specification
SMP-SEV-XX-R1-DR-A-02012 Rev. C01 Roof - Fabric Repair Plan
SMP-SEV-XX-XX-DR-A-03100Rev. C01 Section A-A Typical Roof Build-up & Ridge Detail
Application Photography**

is approved.

The development shall not be carried out otherwise than in accordance with these details.

- 5 The existing slates must be carefully stripped from the roof, inspected for defects and set aside for reuse. Prior to their installation, samples of new slates shall be submitted to and approved in writing to the local planning authority. The new slates

shall precisely match the existing slates in respect of unit dimensions, colour and texture.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Decision: The new roof slates viewed on site and demonstrated in the application photography are approved. The development shall be maintained in accordance with these details.

- 6 All new and replacement rainwater goods shall be fabricated in cast iron, painted black. Prior to their installation, details of the proposed rainwater goods shall be submitted to and approved in writing by the local planning authority.

The rainwater goods shall be installed in complete accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Decision: The details of the rainwater goods as shown on the following drawings:

**SMP-SEV-XX-R1-DR-A-02013 Rainwater Goods Plan
20818 I 9500 Specification Rev. C01
Application Photography**

are approved.

The development shall not be carried otherwise than in accordance with these details.

- 7 Prior to any works to the dormer windows and cupolas, a scheme for their repair shall be submitted to and approved in writing by the local planning authority. This shall include details of any reroofing, timber repairs and repainting.

The works shall be carried out in complete accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Decision: The repair scheme as shown on the following drawings and documents:

**SMP-SEV-XX-R1-DR-A-02012 Rev. C01 Roof Fabric Repair Plan
SMP-SEV-XX-XX-DR-A-03010 Rev. C01 Elevation AA - Demolition & Repairs
SMP-SEV-XX-XX-DR-A-03011 Rev. C01 Elevation BB - Demolition & Repairs
SMP-SEV-XX-XX-DR-A-03012 Rev. C01 Elevation CC - Demolition & Repairs
SMP-SEV-XX-XX-DR-A-03013 Rev. C01 Elevation DD - Demolition & Repairs
SMP-SEV-XX-XX-DR-A-03014 Rev. C01 Elevation EE - Demolition & Repairs
SMP-SEV-XX-XX-DR-A-03015 Rev. C01 Elevation FF - Demolition & Repairs
SMP-SEV-XX-XX-DR-A-03105 Rev. C01 Section F-F Typical Dormer Window
SMP-SEV-ZZ-XX-RP-A-04001 Rev. P03 Timber Dormer Schedule
20818 I 9500 Specification Rev. C01
Application Photography**

is approved.

The development shall not be carried out otherwise than in accordance with these details.

- 8 The works shall be carried out in strict accordance with the survey conclusions and recommendations set out in Sections: 6. Survey Conclusions & Recommendations and 7. Indicative Mitigation of the Dusk Survey Results by Tyrer Ecological Consultants Ltd, dated November 2023.

Reason: To ensure no harm is caused to protected species and to accord with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: This is a compliance condition which does not need to be discharged. It is noted that bat vents have been installed as per the survey results.

- 9 Prior to their use, a sample of the new terne-coated steel shall be submitted to and approved in writing by the local planning authority. The new terne-coated steel shall match the existing precisely in terms of colour and finish.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Decision: The new terne-coated steel as viewed on site and demonstrated in the submitted photography is approved. The development shall not be carried out otherwise than in accordance with these details and retained as such thereafter.

Yours faithfully,

Melanie Hale
Head of Planning Services