

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 25/00705/LBC

Name and address for correspondence:	Applicant name:
Andrew Stott Rochdale Borough Council Floor 2 Number One Riverside Smith Street Rochdale Greater Manchester OL16 1XU United Kingdom	Andrew Stott

Part 1 - Particulars of Application

Date of Application: 9 July 2025

Proposal:	Refurbishment and repair of the steps, walls and handrails including replacement of the lighting.
Location:	St Chads Church Steps Off Nelson Street, Rochdale, OL16 1NJ

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 Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) that consent has

been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

Conditions and Reasons:

- 1 This development hereby consented shall not be carried out otherwise than in accordance with the following approved plans:

- A1/2005406/01 Location Plan
- S25711-GF-01 (Steps Layout)
- S2577-EL 01-16 (Steps Elevations)

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Places for Everyone Joint Development Plan, adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the Planning (Listed Building and Conservation Areas Act (1990) and the National Planning Policy Framework.

- 2 No works to replace the stone steps shall be undertaken until such time as a fully detailed repair methodology and specification to include details of the lime mortar bedding mix cataloguing method have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of development and to ensure the steps are safely stored and replaced in their original positions in accordance with the requirements of the Planning (Listed Buildings & Conservation Areas) Act 1990, adopted Places for Everyone joint development plan policy JP-P2, adopted Rochdale Core Strategy policies DM1, P1, P2, P3 & DM1 and the requirements of the National Planning Policy Framework.

- 3 No works to the side walls shall take place until such time as a fully detailed repairs methodology supported by annotated photography, method of cataloguing and lime mortar mix to match as closely as possible the existing mortar (weighted for weathering) has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of development and to ensure stones are replaced in their original positions in accordance with the requirements of the Planning (Listed Buildings & Conservation Areas) Act 1990, adopted Places for Everyone joint development plan policy JP-P2, adopted Rochdale Core Strategy policies DM1, P1, P2, P3 & DM1 and the requirements of the National Planning Policy Framework.

- 4 Any new stones required to repair the side walls shall match as closely as possible the existing stones in colour, texture, size and provenance.

Reason: To ensure a satisfactory standard of in accordance with the requirements of the Planning (Listed Buildings & Conservation Areas) Act 1990, adopted Places for Everyone joint development plan policy JP-P2, adopted Rochdale Core Strategy policies DM1, P1, P2, P3 & DM1 and the requirements of the National Planning Policy Framework.

Date Decision Issued 1 October 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.

The applicant is reminded of their obligations under the Wildlife and Countryside Act 1981 (as amended) in respect of protected species, particularly bats, which may be affected by the replacement lighting design.

The applicant is reminded of their obligations under the Wildlife and Countryside Act 1981 (as amended) in respect of invasive species which may have taken hold on the steps during their period of closure to the public.