



PLANNING AND DEVELOPMENT

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

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01132/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3a, b, c, d (landscaping), 4a, b, c, d (materials) and 5a, b, c, d (interior fabric) on planning permission 23/00591/LBC
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 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 submitted 'Planning & LBC Consents Conditions Discharge' report by Donald Insall Associates dated October 2024 are approved.

- 4 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.

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 materials details contained within the 'Planning & LBC Consents Conditions Discharge' by Donald Insall Associates dated October 2024 are approved.

- 5 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 internal, fixtures, fittings and furnishings as detailed in 'Planning & LBC Consents Conditions Discharge' by Donald Insall Associates dated October 2024 are approved. The development shall be maintained in accordance with the approved details.

Yours faithfully,

Melanie Hale
Head of Planning Services