



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: rachel.carney@rochdale.gov.uk
Our ref: 25/00115/DOC
Enquiries to: Rachel Carney
Direct Line: (01706) 924342
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Ms Ruth Sienkiewicz
Seven Architecture
Clarendon House
Victoria Avenue
Harrogate
HG1 1JD

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00115/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 11 (asbestos removal), 12 (asbestos survey), 13 (level 3 survey) and 14 (archaeological recording) on planning permission 24/00548/LBC
Location:	Hopwood Hall College , Rochdale Road, Middleton, Rochdale, M24 6XH

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

Conditions and Reasons:

- 11 Prior to any works taking place to remove the asbestos from the site, a method statement shall be provided for its removal. This shall include a scheme for the protection of existing features during the removal works, as well as details of the tools to be used and methods for removal.

Reason: To minimise any damage to the existing features, as a result of the asbestos removal works.

A Method Statement for removal of asbestos has previously been approved under application 24/010523/DOC. However information submitted following inspection, details that the condition of the existing soffit beneath the asbestos infill panels is very poor. Furthermore, the areas of fair faced exposed concrete frame to the soffit have also been found to contain traces of asbestos, which was not expected following the original asbestos surveys.

Technical Communication, TC no, TC-048, Revision S04, date 12/06/25 proposes the following:

- 1. Patch repairs to small holes/air pockets to concrete beams and columns - Proposed product: Keim Concretal-FSP 0.2 (Fine Finishing Mortar)**
- 2. Concrete Selant to exposed areas of concrete to the soffit to encapsulate the remaining asbestos fibres present in the concrete - Proposed product: Keim Fixativ (Transparent Sealant)**
- 3. Breathable waterproof sealant to triangular infill areas. This product will encapsulate remaining asbestos residue. The infill panels will receive an acoustic plaster to match the existing appearance as agreed under application**

**24/01503/DOC. The acoustic plaster will be applied over the top of the coating-
Proposed Product Keim Soldalit Paint System**

Photographs of the trail areas of encapsulation materials are also provided.

The methodology and materials set out in the Technical Communication should be read in conjunction with the Method Statement for removal of asbestos (LAR - Plan of Work & Construction Phase Plan, job no. L9917 Rev A, dated 15/10/2024), previously approved under application 24/010523/DOC.

Additional information listed below:

- Close up photographs of exist asbestos soffit
- Photographic Record of Existing Soffit - Ref: HCO-SEV-ZZZ-RP-A-09102 - Date: October 2024
- Proposed Reflected Ceiling Plan - Main Chapel - Drawing no. 00523 Rev P03 - Includes 1:5 drawing of the existing soffit detail.
- High Level Wall Plaster Details - Drawing no. 00575 Rev P01 - Includes 1:10 drawing of existing wall detail.
- Reflected Ceiling Plan - Job no. P21-00027 Rev 03

You have also confirmed the following protection measure to the existing fabric:

- Existing floors - Correx Floor Protection Sheets
- Raised Central floor and altar stone - Correx Floor Protection Sheets
- Existing internal doors and frames - Foam protection
- Side Chapel Altar / Canopy - This will not be affected by the works but will be protected using a Timber frame and Correx Protection Sheets
- Pipe organ - This will not be affected by the works but will be protected using a Timber frame and Correx Protection Sheets

Subject to removal of the asbestos in compliance with the details referenced above, the requirements of condition 11 are satisfied.

- 12 Prior to any works to remove the asbestos taking place, the following shall be provided to and agreed in writing by the local planning authority:
- A full photographic record of the existing asbestos finishes
 - A detailed plan showing how the existing asbestos finishes will be replicated with the new material
 - Details and samples of the new material to match the existing as far as possible, in terms of colour, texture and appearance.

Reason: To ensure that the replacement for the asbestos cladding matches the existing insofar as possible in terms of colour, texture and appearance, in order to preserve the special architectural and historic interest of the listed building.

Details required under this condition were previously submitted under application 24/01053/LBC. This included the following:

- Close up photographs of exist asbestos soffit
- Photographic Record of Existing Soffit - Ref: HCO-SEV-ZZZ-RP-A-09102 - Date: October 2024

These documents remain acceptable for the requirements of the condition.

Information has been submitted for the acoustic plaster to the soffits, detailing that the approved replacement material "Sonaspray fcx" is no longer suitable

for the project due to high installation costs and concerns over the compatibility of the product with the paint treatment required to the soffit to encapsulate the asbestos.

An alternative product Ecophon "Fade Albus" Acoustic Plaster system in white is now proposed. This product is considered to be acceptable.

Additional documents submitted include:

- Reflected Ceiling Plan ref: Job no. P21-00027 Rev 03
- Proposed Reflected Ceiling Plan ref: HCO-SEV-00-DR-A-00523 Rev P03
- High Level Wall Plaster Details - - ref: 00575 Rev P01

The above documents, including the photographic record for the asbestos is acceptable. The proposed material (Ecophon "Fade Albus" Acoustic Plaster system in white) appears to be a good match. Nonetheless, prior to its installation a sample panel detailing the approved products finish shall be prepared on site and be made available to view by the Local Planning Authority, who shall then confirm in writing approval of the final material finish.

- 13 No development to which this permission relates shall commence until a programme of historic building recording (level 3) and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

Reason: To ensure adequate recording of the historic environment in accordance with policy JP-P2 of Places for Everyone Joint Development Plan, policy P2 of the adopted Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure no disturbance of the historic record before appropriate recording.

The application includes a Written Scheme of Investigation (WSI) prepared by Seven Architecture, dated 03/02/2025, document no. HC-SEV-XX-XX-RP-A-09104.

The WSI has been reviewed by Greater Manchester Archaeological Advisory Service who have advised that it sets out an appropriate programme of historic building investigation (Level 3) in line with the requirements of Condition 13, to satisfy the pre-commencement requirements of the condition.

Condition 13 is therefore partly discharged. A further discharge of condition application for condition 13 will be required once all the survey work set out in the agreed Written Scheme of Investigation has been completed and a final report submitted and approved.

- 14 No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Project Design that has been submitted to and approved in writing by the local planning authority. The Project Design shall cover the following:

1. A phased programme and methodology to include:
 - a) a historic building survey (Historic England Level 3);
 - b) an archaeological watching brief during any ground-breaking works.
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 investigations 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 record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible and to accord with the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure no disturbance of the historic record before appropriate recording.

The application includes a Project Design, prepared by Civic Heritage in consultation with Greater Manchester Archaeological Advisory Service in January 2025 (WSI Watching Brief - report ref - 61109_Project-Design_Hopwood Hall Chapel_WB).

Greater Manchester Archaeological Advisory Service have reviewed this document and confirmed that it sets out an appropriate programme of archaeological monitoring and recording (a watching brief), in line with the requirements of Condition 14, satisfying the pre-commencement requirements of the condition.

Condition 14 is therefore partly discharged. A further discharge of condition application for condition 13 will be required once all archaeological monitoring has been completed and a final report submitted and approved.

Yours faithfully,

Melanie Hale
Head of Planning Services