ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/00907/FUL

Name and address for correspondence:	Applicant name:
Andrew Johnston Made it Together	Mr Hopwood DePree Hopwood Hall Estate Ltd Hopwood Hall College Middleton Campus Rochdale Road Middleton M24 6XH

Part I - Particulars of Application

Date of Application: 14 July 2022

Proposal:	**Proposed change of use of buildings and grounds to sui generis, to include: events; hospitality; tours; education; café; and, shop, with associated ancillary facilities.**
Location:	**Hopwood Hall, Hopwood Hall College, Middleton Campus, Rochdale Road, Middleton, M24 6XH**

Part II - 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 This permission relates to the following plans:
- a) Location Plan (ref: HOH-SEV-XX-XX-DR-A-01002)
- b) Proposed Ground Floor Plan (ref: HOH-SEV-XX-XX-DR-A-02100)
- c) Proposed Site Access and Parking (ref: HOH-SEV-XX-XX-DR-A-01002)

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 change of use hereby approved relates to spaces within buildings as shown on Proposed Ground Floor Plan (ref: HOH-SEV-XX-XX-DR-A-02100), with ancillary activities primarily relating to access and parking relating to the wider site (plan ref: HOH-SEV-XX-XX-DR-A-01002).

Reason: In the interests of protecting neighbour amenity and the function of the surrounding highway network, in accordance with Policies C6 and T2 of the Rochdale Core Strategy and the National Planning Policy Framework.

4 The development hereby permitted shall not be brought in to use until a management strategy for access and parking is submitted to and approved by the Local Planning Authority. The site shall then be operated in full accordance with the approved strategy at all times thereafter.

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway in the interests of public safety, and ensure continued function of the surrounding highway network, in accordance with Policy T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5 No external lighting shall be installed on the site unless a scheme for such lighting has been submitted to and approved in writing by the Local Planning Authority. Such details shall include:

- the position and height of means of lighting on the building or site and its lux plot and luminance, angle of installation and any hoods to be fixed to the lights
- lighting contour plans to demonstrate clearly any impacts on the Whittle Brook Corridor;
- specify frequency and duration of use.

The approved lighting scheme shall be implemented in accordance with the approved details and retained as such thereafter.

Reason: In the interests of protecting biodiversity and habitat interests in accordance with Policies G7 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6 No outdoor amplified sound shall be used unless and until an Event Management Plan is submitted to and approved by the Local Planning Authority. The plan shall include details of noise management and measures to control other general disturbance that may arise. Any outdoor amplified sound shall thereafter be utilised in accordance with the agreed plan.

Reason: In the interests of protecting neighbour amenity in accordance with policy C6 of the Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement:

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Date Decision Issued 24 October 2022

Daniela Ripa
Interim 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: £34.00 for householder applications and £116.00 in all other cases.