ROCHDALE BOROUGH COUNCIL

ECONOMY & PLACE DIRECTORATE

PLANNING AND DEVELOPMENT
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Date: 9 October 2024

Mr Matt McCombes
Bate and Taylor Architects
Bate and Taylor Architects
Macintosh House
4a Cambridge Street
Manchester
M1 5GG
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**24/00616/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 3 (materials), 4 (windows/doors), 5 (openings) and 6 (CMP) on planning permission 23/01043/FUL**
Location:	**St Thomas's C Of E School , Huddersfield Road, Milnrow, Rochdale, OL16 3QZ**

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 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, size, colour, and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Decision: The materials as set out in the following document(s)/plan(s) are approved:

- **23/01043/FUL: Condition 3 – Proposed External Material Schedule. Dated: 28th June 2024.**
- **MH1393 - St. Thomas' C. of E. Primary School REV B. H11. Curtain Walling.**
- **MH1393 - St. Thomas' C. of E. Primary School REV B. L10. Windows/ rooflights/ screens/ louvres.**
- **Proposed new entrances schedule. Drawing no: MH1393-122. D.**
- **Schüco AWS 50 / AWS 60. Aluminium window system. Received by email on 28/08/2024.**
- **Details submitted by email received on 28/08/2024.**

Only the approved materials shall be used on the construction of the development to comply with the requirements of the condition.

4 No works to remove and replace any windows/doors shall take place until full details of the new and replacement windows/door units including full product specification, materials, colour and a detailed elevation and cross sections (at a scale of 1:20) have been submitted to and approved in writing by the Local Planning Authority. The replacement windows/doors shall be installed in accordance with the approved details and retained as such thereafter.

Reason: In the interests of visual amenity and to protect the historic character of the non-designated heritage asset and to accord with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details as set out in the following document(s)/plan(s) are approved:

- **Proposed door & window schedule. Drawing no: MH1393-121. Rev: H.**
- **MH1393 - St. Thomas' C. of E. Primary School REV B. L10. Windows/ rooflights/ screens/ louvres.**
- **MH1393 - St. Thomas' C. of E. Primary School REV B. H11. Curtain Walling.**
- **Schüco AWS 50 / AWS 60. Aluminium window system. Received by email on 28/08/2024.**
- **Proposed new entrances schedule. Drawing no: MH1393-122. D.**

The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

5 Prior to any works taking place to remove the window or to create new or larger openings on the elevations of the host building, large scale details (1:10 or 1:20) of the openings, surrounds, methodology for the work and details of the installation, including details of any making good of the exterior stonework and internal finishes, shall be submitted to approved in writing by the local planning authority. The works shall be carried out in complete accordance with the approved details.

Reason: In the interests of visual amenity and to protect the historic character of the non-designated heritage asset and to accord with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details as set out in the following document(s)/plan(s) are approved:

- **Proposed ground floor plan - Work areas. Drawing no: MH1393-110. Rev: J. (DOFF Cleaning).Received by email on 07/10/2024. (DOFF Cleaning).**
- **Proposed sections. Drawing no: MH1393-117. Rev: E. (DOFF Cleaning). Received by email on 07/10/2024.**
- **Proposed ground floor plan work areas. Drawing no: MH1393-110. Rev: H.**
- **Proposed first floor plan option 1 – Work areas. Drawing no: MH1393-111. Rev: F**
- **Perimeter wall sections work area 1. Drawing no: MH1393-118. Rev: D**
- **Perimeter wall sections work area 3 – Hall lobby. Drawing no: MH1393-119. Rev: D**
- **Perimeter wall sections work area 3 – Hall lobby. Drawing no: MH1393-120. Rev: D**
- **Proposed door & window schedule. Drawing no: MH1393-121. Rev: H.**
- **Proposed new entrances schedule. Drawing no: MH1393-122. D.**
- **Details submitted by email received on 28/08/2024.**

The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

6 No development shall take place (including any site clearance or preparation works) until a Construction Management Plan (CMP), which shall include the following, has been submitted to, and approved in writing by the Local Planning Authority:

a) the parking of vehicles of site operatives and visitors;
b) loading and unloading of plant and materials;
c) storage of plant and materials used in constructing the development;
d) the erection and maintenance of security hoarding including decorative displays;
e) wheel washing facilities (or an adequate demonstration that this is not required)
f) measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;
g) details of the construction hours (for the avoidance of doubt this shall be within the hours of 08:00-18:00 Monday-Friday, 09:00-16:00 Saturday and no work on Sundays or Bank Holidays); and
h) hours for site deliveries.

The approved CMP shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CMP without the prior written permission of the Local Planning Authority.

Reason: To minimise the detrimental effects to the highway network and to the amenity of nearby occupiers during the construction phase in accordance with Policies DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for Pre-Commencement: Site clearance poses a threat to the surrounding natural environment and to surrounding occupiers and a scheme therefore needs to be agreed in advance of any works taking place.

Decision: The following document(s)/plan(s) are approved:

- **Construction Management Plan. Dated: 28/06/24. By Winworth Construction Limited.**

To comply with the requirements of the condition, the approved document shall be adhered to throughout the construction period and the development shall not be carried out otherwise than in accordance with the approved document.

Yours faithfully,

Melanie Hale
Head of Planning Services