



PLANNING AND DEVELOPMENT

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Our ref: 24/01126/DOC
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Date: 17 March 2025

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

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01126/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 1 (time limit), 2 (approved plans), 3 (flood evacuation plan), 4 (drainage plans) and 5 (written of scheme of investigation) on planning permission 20/00615/FUL
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:

- 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).

Decision: This is a compliance condition which does not need to be discharged. However, it is noted that the works commenced in line with the condition requirements on 15th January 2021, having been reported as completed on 27th February 2022.

- 2 This permission relates to the following plans and documents:-

- Location Plan Phase Two ref. 4070 P01
- Site Plan - Phase Two as Existing ref. 4071 P01
- Site Plan - Phase Two as Proposed ref. 4072 P02
- Basement Floor Key Plan as Existing ref. 2070 P01
- Basement Floor Plan As Proposed ref. 2080 P05
- Basement Floor Plan as Existing Showing Stripping Out ref. 5080 P03
- Ground Floor Reflected Ceiling Plan - Repairs ref. 1581 P02
- Ground Floor Key Plan as Existing ref. 2071 P01
- Ground Floor Plan As Proposed ref. 2081 P04
- Ground Floor Plan as Existing Showing Stripping Out ref. 5081 P03

- Mezzanine Floor Key Plan as Existing ref. 2072 P01
- Mezzanine Floor Plan As Proposed ref. 2082 P03
- Mezzanine Floor Plan as Existing Showing Stripping Out ref. 5082 P02
- First Floor Reflected Ceiling Plan - Repairs ref. 1583 P01
- First Floor Key Plan as Existing ref. 2073 P01
- First Floor Plan As Proposed ref. 2083 P04
- First Floor Plan as Existing Showing Stripping Out ref. 5083 P03
- Second Floor Reflected Ceiling Plan - Repairs ref. 1584 P02
- Second Floor Key Plan as Existing ref. 2074 P01
- Second Floor Plan As Proposed ref. 2084 P04
- Second Floor Plan as Existing Showing Stripping Out ref. 5084 P03
- Third Floor Reflected Ceiling Plan - Repairs ref. 1585 P02
- Third Floor Key Plan as Existing ref. 2075 P01
- Third Floor Plan As Proposed ref. 2085 P02
- Third Floor Plan as Existing Showing Stripping Out ref. 5085 P02
- Roof Plan as Proposed ref. 2076 P02
- Roof Plan as Existing Showing Repair Works ref. 5076 P03
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- North Elevation as Existing Showing Repairs/Stripping Out ref. 5280 P04
- East Elevation as Existing Showing Repairs/Stripping Out ref. 5281 P04
- South Elevation as Existing Showing Repairs/Stripping Out ref. 5282 P04
- West Elevation as Existing Showing repairs/Stripping Out ref. 5283 P04
- North and South Return Elevations as Existing Showing Repairs/Stripping Out ref. 5284 P04
- East and West Return Elevations as Existing Showing Repairs/Stripping Out ref. 5285 P04
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- North Elevation as Proposed ref. 2280 P02
- East Elevation as Proposed ref. 2281 P02
- South Elevation as Proposed ref. 2282 P02
- West Elevation as Proposed ref. 2283 P02
- North and South Return Elevations as Proposed ref 2284 P02
- East and West Return Elevations as Proposed ref 2285 P02
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- Proposed Phase 2 Basement Level ref. 27876/2090 Ver 4
- Proposed Phase 2 Basement Detail Plan 1 of 2 ref. 27876/2091 Ver 4
- Proposed Phase 2 Basement Detail Plan 2 of 2 ref. 27876/2092 Ver 3
- Proposed Phase 2 Ground Floor Level ref. 27876/2100 Ver 4
- Proposed Phase 2 Ground Floor Detail Plan 1 of 2 ref. 27876/2101 Ver 4
- Proposed Phase 2 Ground Floor Detail Plan 2 of 2 ref. 27876/2102 Ver 3
- Proposed Phase 2 Mezzanine Level ref. 27876/2110 Ver 3
- Proposed Phase 2 Mezzanine Level Detail Plan 1 of 2 ref. 27876/2111 Ver 3
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- Proposed Phase 2 Mezzanine Level Detail Plan 2 of 2 ref. 27876/2112 Ver 3
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- Proposed Phase 2 First Floor Level ref. 27876/2120 Ver 4
- Proposed Phase 2 First Floor Detail Plan 1 of 2 ref. 27876/2121 Ver 4
- Proposed Phase 2 First Floor Detail Plan 2 of 2 ref. 27876/2122 Ver 3
- Proposed Phase 2 Second Floor Level ref. 27876/2130 Ver 4
- Proposed Phase 2 Second Floor Detail Plan 1 of 2 ref. 27876/2131 Ver 4
- Proposed Phase 2 Second Floor Detail Plan 2 of 2 ref. 27876/2132 Ver 3
- Proposed Phase 2 Third Floor Level ref. 27876/2140 Ver 3
- Proposed Phase 2 Third Floor Detail Plan 1 of 2 ref. 27876/2141 Ver 3
- Proposed Phase 2 Third Floor Detail Plan 2 of 2 ref. 27876/2142 Ver 3
- Proposed Phase 2 Roof Level ref. 27876/2150 Ver 3
- Proposed Phase 2 Roof Detail Plan 1 of 2 ref. 27876/2151 Ver 3
- Proposed Phase 2 Roof Detail Plan 2 of 2 ref. 27876/2152 Ver 2
- Proposed Phase 2 Section D-D ref. 27876/2200 Ver 2
- Proposed Phase 2 Section N-N ref. 27876/2201 Ver 2
- Proposed Phase 2 Section S-S ref. 27876/2202 Ver 2

- New Clock Tower Staircase Structural Concept Sketch ref. 27876 Sk Pr20
- Rev 1
- General Notes ref. 27876/GN01 Ver 1
- Phase 2 - Section DD As Existing Showing Stripping Out ref. 5173 P02
- Phase 2 - Section FF As Existing Showing Stripping Out ref. 5175 P01
- Phase 2 - Section GG As Existing Showing Stripping Out ref. 5176 P01
- Phase 2 - Section KK As Existing Showing Stripping Out ref. 5179 P01
- Phase 2 - Section MM As Existing Showing Stripping Out ref. 5181 P01
- Phase 2 - Section NN As Existing Showing Stripping Out ref. 5182 P01
- Phase 2 - Section SS As Existing Showing Stripping Out ref. 5185 P01
- Phase 2 - Section DD As Proposed ref. 2173 P02
- Phase 2 - Section FF As Proposed ref. 2175 P01
- Phase 2 - Section GG As Proposed ref. 2176 P01
- Phase 2 - Section KK As Proposed ref. 2179 P01
- Phase 2 - Section MM As Proposed ref. 2181 P01
- Phase 2 - Section NN As Proposed ref. 2182 P01
- Phase 2 - Section SS As Proposed ref. 2185 P01
- Existing Drainage Remediation Works ref. 27876/6000 Ver 3
- External Areas Existing Drainage Remediation Works ref. 27876/6001 Ver 2
- Phase 1 External Below Ground Drainage ref. 27876/6002 Ver 1
- Proposed Basement Drainage Layout Phase 1 ref. 27876/6010 Ver 5
- Proposed Basement Drainage Layout Phase 2 ref. 27876/6011 Ver 2
- Drainage Details Sheet 1 ref 27876/6100 Ver 2
- Drainage Details Sheet 2 ref 27876/6101 Ver 2
- Detail - Basement Waterproofing Phase 2 ref. 3070 P01
- Tower Door as Proposed ref. 3170 P01
- Detail - Mayor's Entrance Phase 2 ref. 3171 P01
- Detail - Porte Cochere Phase 2 ref. 3175 P01
- Detail - Re-roofing Phase 2 - ref. 3370 P01
- Detail - Reordering of Ground Floor Phase 2 ref. 3571 P01
- Phase 2 - Detail - Clock Tower Lift & Staircase as Proposed ref. 3670 P02
- Lift 2 Details ref. 3772 P01
- Window WG1c.1 as Proposed ref. 3270 P01
- Phase 2 - Fire Escape Doors to Windows as Proposed ref. 3271 P01
- Phase 2 Windows Proposed - Type C & D ref. 3272 P01
- Phase 2 - Safe/Door Enlargement as Proposed ref. 3273 P01
- Café Lobby - Glazed Screen as Proposed ref. 3573 P01
- External Platform Lift Detail ref. 3770 P01
- Alterations to Stage Joinery as Proposed ref. 3970 P01
- Existing Mezzanine Level Live Load Capacities ref. 27876/0110 Ver 4
- Existing First Floor Level Live Load Capacities ref. 27876/0120 Ver 4
- Existing Second Floor Level Live Load Capacities ref. 27876/0130 Ver 4
- Existing Third Floor Level Live Load Capacities ref. 27876/0140 Ver 4
- Remedial Works General Arrangement ref. 0042509-BHE-DR-C-BHB1 01
- Ground Floor Heritage Radiators - Existing Locations ref. 06582-MXF-ZZ-10-DR-M-10199 P01
- First Floor Heritage Radiators - Existing Locations ref. 06582-MXF-ZZ-20-DR-M-10199 P01
- Second Floor Heritage Radiators - Existing Locations ref. 06582-MXF-ZZ-30-DR-M-10199 P01

- Basement Level Ventilation Layout ref. 06582-MXF-ZZ-00-DR-M-20100 P02
- Ground Floor Ventilation Layout ref. 06582-MXF-ZZ-10-DR-M-20100 P02
- Ground Floor Mezzanine Ventilation Layout ref. 06582-MXF-ZZ-11-DR-M-20100 P02
- First Floor Ventilation Layout ref. 06582-MXF-ZZ-20-DR-M-20100 P02
- Second Floor Ventilation Layout ref. xxx
- Third Floor Ventilation Layout ref. xxx
- Roof Level Ventilation Layout ref. 06582-MXF-ZZ-50-DR-M-20100 P02
- Basement Level Lighting Layout ref. 06852-MXF-ZZ-00-DR-E-30100 P02
- Ground Floor Lighting Layout ref. 06582-MXF-ZZ-10-DR-E-30100 P02
- Ground Floor Mezzanine Level Lighting Layout ref. 06582-MXF-ZZ-11-DR-E-30100 P02
- First Floor Lighting Layout ref. 06582-MXF-ZZ-20-DR-E-30100 P02
- Second Floor Lighting Layout ref. 06582-MXF-ZZ-30-DR-E-30100 P02
- Third Floor Lighting Layout ref. xxx
- Fourth Floor Lighting Layout ref. 06582-MXF-ZZ-40-DR-E-30100 P02
- Basement Level Heating Layout ref. 06582-MXF-ZZ-00-DR-M-10100 P02
- Ground Floor Heating Layout ref. 06852-MXF-ZZ-10-DR-M-10100 P02
- Ground Floor Mezzanine Heating Layout ref. 06582-MXF-ZZ-11-DR-M-10100 P02
- First Floor Heating Layout ref. 06582-MXF-ZZ-20-DR-M-10100 P02
- Second Floor Heating Layout ref. 06582-MXF-ZZ-30-DR-M-10100 P02
- Third Floor Heating Layout ref. 06582-MXF-ZZ-30-DR-M-20100 P02
- Landscape Terrace Detail ref. 0302 03
- Landscape Terrace and Step Elevations ref. 0202 06
- Terraces General Arrangement ref. 0102 02
- Ecological Assessment, August 2020
- Preliminary Ecological Assessment, September 2019
- Structural Defects Register, March 2019 ref. 27876
- Flood Warning and Evacuation Plan, May 2020 ref. 27876
- Fire Strategy, Revision 01, May 2020
- Phase 2: Exhibition Designer's Report: Drawings
- Window Schedule, May 2020, ref. RTH-DIA-XX-XX-SH-A-6200
- Door Schedule, May 2020, ref. RTH-DIA-XX-XX-SH-A-6100
- Room Data Sheets, May 2020, ref. RTH-DIA-00-A-6410
- Mechanical/Electrical Design Stage 3 Report Rev P04, May 2020
- Conservation Management Plan
- Radiator Schedule
- Schedule of Lighting
- Assessment of the Condition of the Stained Glass Windows and Conservation Recommendations, April 2020
- Trials to Clean and Remove Varnish from Wall and Ceiling Paintings, April 2020
- Structural & Civil engineer's Stage 3 Report, May 2020 ref. 27872
- Planning, Design and Access Statement, May 2020
- Heritage Impact Assessment, May 2020
- RIBA 3 Phase 2: Exhibition Designer's Report: Interpretation
- Preliminary Damp and Timber Decay Survey Report, August 2019, ref. 150.44
- Written Scheme of Investigation and Watching Brief, July 2020
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and the development shall be carried out in complete accordance with these drawings and documents hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Core Strategy, the Unitary Development Plan and the National Planning Policy Framework.

Decision: This is a compliance condition that does not need to be discharged. Phase 1 and 2 Amendments to the scheme have been submitted separately under Listed Building Consent application ref. 24/01130/LBC.

- 3 The development shall be carried out in accordance with the provisions and recommendations of the Flood Warning and Evacuation Plan (ref. 27876 Rev 1).

Reason: In order to appropriately mitigate Flood Risk to the development and future occupiers in accordance with Policy G8 of the Rochdale Core Strategy, Policies EM/7 and EM/8 of the Rochdale Unitary Development Plan and the National Planning Policy Framework

Decision: This is a compliance condition that does not need to be discharged. The submitted information states that the works have been carried out in accordance with the provisions and recommendations of the Flood Warning and Evacuation Plan (ref. 27876 Rev 1).

- 4 The works shall be carried out in accordance with the submitted preliminary drawings by Price & Myers (Proposed Basement Drainage Layout Phase 1 ref 27876/6010 Ver 5; Proposed Basement Drainage Layout Phase 2 ref. 27876/6011/Ver 2; Drainage Details Sheet 1 ref 27876/6100 Ver 2; and Drainage Details Sheet 2 ref 27876/6101 Ver 2).

Reason: In order to appropriately mitigate Flood Risk to the development and future occupiers in accordance with Policy G8 of the Rochdale Core Strategy, Policies EM/7 and EM/8 of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

Decision: This is a compliance condition that does not need to be discharged. The submitted information states that the works have been carried out in accordance with the approved plans.

- 5 The works shall be carried out in accordance with the Written Scheme of Investigation for an Historic Building Investigation and Watching Brief, dated July 2020

Reason: To record and advance understanding of the heritage asset impacted on by the works and to make information about the archaeological heritage interest publicly accessible in accordance with NPPF Section 16, Paragraph 199.

Decision: The archaeological monitoring was carried out by Salford Archaeology during the Phase 1 (enabling works) and a final report presenting the results was produced, in accordance with the agreed WSI. No further archaeological monitoring was required during the Phase 2 (restoration) works, and therefore it was unnecessary to update the report generated from the Phase 1 works. GMAAS are satisfied that the requirements of Condition 5 attached to planning permission 20/00615/FUL have been fulfilled. No further actions are therefore required in respect of this condition.

Yours faithfully,

Melanie Hale
Head of Planning Services