



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
Number One Riverside
Smith St
Rochdale
OL16 1XU

Phone : 01706 924305

EMAIL : development.control@rochdale.gov.uk

WEB : www.rochdale.gov.uk

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Hopwood Hall College

Address Line 1

Rochdale Road

Address Line 2

Address Line 3

Rochdale

Town/city

Middleton

Postcode

M24 6XH

Description of site location must be completed if postcode is not known:

Easting (x)

387605

Northing (y)

408057

Description

Applicant Details

Name/Company

Title

Mrs

First name

Joanne

Surname

Bentley

Company Name

Hopwood Hall College

Address

Address line 1

Hopwood Hall College, Middleton Campus, Rochdale Road

Address line 2

Address line 3

Town/City

Middleton

County

Country

Postcode

M24 6XH

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

0.97

Unit

Hectares

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Application covers a selection of demolition, new build and regularisation items for the Animal Management T-Levels site at Hopwood Hall College.

Has the work or change of use already started?

☐ Yes

☒ No

Existing Use

Please describe the current use of the site

The site provides a selection of educational facilities for the Animal Management courses at the College.

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Barn - Painted dark brown timber cladding, red brick plinth to some areas. Meerkats - Red brick. Cattery - White UPVC/metal frame and wall panels with glazing. Alpaca - Timber horizontal cladding.

Proposed materials and finishes:

Barn - Black sinusoidal metal cladding (profile installed vertically). Red brick plinth. Meerkats - Black sinusoidal metal cladding (profile installed vertically). Red brick plinth. Cattery - Existing uPVC frame and wall panels sprayed black. Concrete base slab. Alpaca - Black sinusoidal metal cladding (profile installed vertically). Red brick plinth.

Type:

Roof

Existing materials and finishes:

Barn - Grey metal profiled roof. Polycarbonate canopy to side. Meerkats - Grey metal profiled roof. Polycarbonate roof to part. Cattery - White uPVC/metal frame and grey panels. Alpaca - Grey metal profiled roof.

Proposed materials and finishes:

Barn - Black sinusoidal metal cladding. Meerkats - Black sinusoidal metal cladding. Cattery - Existing uPVC/metal frame and wall panels sprayed black. Alpaca - Black sinusoidal metal cladding.

Type:

Doors

Existing materials and finishes:

Barn - Green metal roller shutter and Painted dark brown timber cladding. Meerkats - Grey frames. Cattery - White uPVC/metal frame with glazing. Alpaca - Timber.

Proposed materials and finishes:

Barn - Black frames with glazing panels. Meerkats - Black frames with glazing panels. Cattery - Existing uPVC/metal frame sprayed black, with existing glazing. Alpaca - Black frames with glazing panels.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Selection of fence types on site for varying uses.

Proposed materials and finishes:

Proposed timber rail and post fence with animal mesh and gates to match existing paddock fencing - refer to drawing 00503. Proposed timber fence with gate into polytunnel - vertical timber panels with concrete posts and bases - refer to drawing 00503. Proposed soft planting buffer zone - refer to drawing 00503.

Type:

Windows

Existing materials and finishes:

Barn - Polycarbonate rooflights. Meerkats - Grey frames. Cattery - White uPVC/metal frame with glazing.

Proposed materials and finishes:

Barn - Black frames with glazing panels. Meerkats - Black frames with glazing panels. Cattery - Existing uPVC/metal frame sprayed black, with existing glazing.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

HAT-SEV-XX-Z0-DR-A-00500-P01-Site Location Plan
HAT-SEV-XX-Z0-DR-A-00501-P01-Existing Site Plan
HAT-SEV-XX-Z0-DR-A-00502-P01-Demolition Site Plan
HAT-SEV-XX-Z0-DR-A-00503-P01-Proposed Site Plan
HAT-SEV-XX-ZZ-DR-A-00510-P01-The Barn and Cattery - Existing Plans
HAT-SEV-XX-ZZ-DR-A-00511-P01-The Barn and Cattery - Proposed Plans
HAT-SEV-XX-ZZ-DR-A-00512-P01-The Barn and Cattery - Elevations
HAT-SEV-XX-ZZ-DR-A-00515-P01-Smallbridge Existing and Proposed Floor Plans
HAT-SEV-XX-ZZ-DR-A-00516-P01-Smallbridge Existing Elevations
HAT-SEV-XX-ZZ-DR-A-00517-P01-Smallbridge Proposed Elevations
HAT-SEV-XX-ZZ-DR-A-00520-P01-Polytunnel - Existing and Proposed
HAT-SEV-XX-ZZ-DR-A-00521-P01-Flamingo Shelter and Field Shelter
HAT-SEV-XX-ZZ-DR-A-00522-P01-Proposed Meerkat and Alpaca Shelters
HAT-SEV-XX-ZZ-RP-A-09000-P01-Design and Access Statement
HAT-SEV-XX-ZZ-RP-A-09100-P01- Heritage Impact Statement
P15714-500-Drainage
1697a-TCP-001-A-Tree constraints plan
1697a-TS-V1-A-Tree schedule
1697A-PEA-V1-A - Preliminary Ecological Appraisal

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Vehicle Type:

Cars

Existing number of spaces:

338

Total proposed (including spaces retained):

338

Difference in spaces:

0

Vehicle Type:

Motorcycles

Existing number of spaces:

28

Total proposed (including spaces retained):

28

Difference in spaces:

0

Vehicle Type:

Disability spaces

Existing number of spaces:

29

Total proposed (including spaces retained):

29

Difference in spaces:

0

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☒ Yes
☐ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
☒ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☒ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☐ No

b) Designated sites, important habitats or other biodiversity features

- ☒ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☐ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

☐ Yes

☐ No

Foul Sewage

Please state how foul sewage is to be disposed of:

☒ Mains sewer

☐ Septic tank

☐ Package treatment plant

☐ Cess pit

☐ Other

☐ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes

☐ No

☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Please refer to submitted drawing - P15714-500-Drainage.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes

☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes

☐ No

If Yes, please provide details:

The college has an existing strategy for the whole site which will remain.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes

☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
☐ No

Please add details of the Use Classes and floorspace.

Use Class:

F1 - Learning and non-residential institutions

Existing gross internal floorspace (square metres) (a):

590

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

35

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

555

Net additional gross internal floorspace following development (square metres) (d = c - a):

-35

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	590	35	555	-35

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☒ Yes
☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

211

Part-time

170

Total full-time equivalent

302.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

211

Part-time

170

Total full-time equivalent

302.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☒ Yes
☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

F1 - Learning and non-residential institutions

Unknown:

Yes

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

PLANNING AUTHORITY

A meeting was held 7/12/2023 between Seven and representatives of the Planning Authority - Rachel Carney Senior Planning Officer and Conservation Officer Christiana Shovlin.

Generally we ran through the proposal to withdraw the existing application and the works proposed under the funding. Discussions were around improvements being made that addressed concerns previously raised and that the proposals in principle were positive.

PUBLIC CONSULTATION

A Public Consultation was held 16/01/2024 to run through the proposals. Representatives from Hopwood Hall Estate, The Friends of Hopwood and local farms were in attendance.

Scheme was presented by Seven and the College team, with questions answered.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(9) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Ian

Surname

Chapman

Declaration Date

31/01/2024

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Ian Chapman

Date

05/02/2024