

APPLICATION NUMBER: 25/00765/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
25/00765/FUL	Nick Brookman	27 th August 2025

DETERMINATION DATE

17th September 2025

Address: Redwood Secondary School, Hudsons Walk, Rochdale, OL11 5EW

Proposal: Replacement of existing 6no. windows with accessible doorway

PUBLICITY	Weekly list expired?	Y	Site Notice expired?	N/A
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: AC

DATE: 15.09.25

SITE

The application relates to Redwood Secondary School, accessed from both Greave Avenue and Hudsons Walk in Rochdale. Redwood School is a specialist SEN school and shares a site with Oulder Hill Leadership Academy, with the two school buildings physically attached to each other.

The site benefits from an extensive site area with car parking to the east, the school building in the centre of the site, and recreational facilities to the south and west with Oulder Hill Leisure Complex in the north.

PROPOSAL

The application proposes the replacement of 6 existing windows with accessible doors. The development is proposed on 3 different elevations with one of them facing an internal courtyard. The other elevations are to the south and face onto external grounds/recreational yards to the south.

The development involves the insertion of new powder coated aluminium doors to match existing doors throughout with the existing ground to be re-graded up to all new door openings. Some of the new doors will have the addition of a new window to match in appearance.

All doorways would be 2.170m in height.

RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan

JP-S1 Sustainable Development
JP-P5 Education, skills and knowledge

Adopted Rochdale Core Strategy (CS):

P3 Improving design of new development
DM1 General development requirements

RELEVANT SITE HISTORY

15/01162/FUL - Two storey extension to existing school building form 4 classrooms and associated store rooms, quiet rooms, toilets and circulation space. Extension of playground to compensate for area lost by new building footprint and diversion of below ground culvert to facilitate works. Approved.

15/00665/FUL - Installation of modular classroom building with link canopy to main building (for a temporary period of 3 years). Approved.

CONSULTATION RESPONSES

Schools Services

No comments received.

REPRESENTATIONS

Given the reasons identified below and owing to the location of the application site and exceptionally minor nature of the development proposed, Officers have concluded that no public consultation is required for this application.

ANALYSIS

Principle of development

The development proposed under this application would support the continued and growing education provision at the site. The NPPF clearly establishes the importance of education and sets out under paragraph 100 that great weight should be given to the need to create, expand or alter schools. With this in mind, it is considered that the proposal comprises development that is wholly acceptable in principle.

Design and Visual Amenity

The proposed development and associated works and window openings are of a sympathetic and appropriate design that comfortably fit in with the existing built environment and design of the existing school building.

Overall, the development is appropriate in terms of its scale and design, with appropriate external materials to be used which would ensure the development would assimilate well with the existing building. Therefore, the proposal is acceptable in terms of design and appearance and it is consistent with adopted Rochdale Core Strategy Policies P3 and DM1 and the National Planning Policy Framework.

Other Considerations



As demonstrated in the above satellite imagery, given the location of the application site and development proposed, the development would not directly overlook or create any undesirable impacts on neighbouring amenity or privacy. The existing school building is adequately located away from neighbouring development and in any case, the development is exceptionally well screened from neighbouring residential development.

Accordingly, the development is not considered to impact on neighbouring amenity and the scheme is considered acceptable in accordance with CS Policies G9 and DM1 and the NPPF.

RECOMMENDATION

Grant subject to the following conditions:

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. The development shall be carried out in accordance with the following application plans and documents:

- ② Location Plan Drawing No GFM-AHR-RW-SI-DR-A-98-001
- ② Proposed Ground Floor Plan and Proposed Elevation Drawing No GFM-AHR-RW-SI-DR-A-20-002

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, Places for Everyone Joint Development Plan and the National Planning Policy Framework.

BIODIVERSITY NET GAIN

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- a) A Biodiversity Gain Plan has been submitted to the planning authority,
- and;
- b) The planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Rochdale Borough Council.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one of the statutory exemptions or transitional arrangements are considered to apply.

- De minimis exemption.

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Report Author Nick Brookman