

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00590/FUL

Name and address for correspondence:	Applicant name:
Mr Andrew Flanagan Donald Insall Associates Ltd Bridgegate House 5 Bridge Place Chester CH1 1SA United Kingdom	Mrs Emma Birkett Rochdale Development Agency

Part I - Particulars of Application

Date of 22 June 2023
Application:

Proposal:	Phase III restoration and refurbishment works to Rochdale Town Hall, continuation of Phase II works (approved 20/00615/FUL & 20/00616/LBC); to include roof repairs and improvements, modification of below ground drainage, installation of an air source heat pump at the rear carpark, internal alterations, replacement of MEP services throughout the building, accessibility improvements throughout the building, addition of a lift to all floors, and conservation works to heritage rooms
Location:	Rochdale Town Hall , The Esplanade, Rochdale, OL16 1AZ

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 The works hereby approved shall be carried out in accordance with the plans and documents listed in the document "23/00590/FUL - Schedule of Approved Plans" dated 27th September 2023.

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

- 3 Prior to the commencement of works, an updated bat survey (undertaken by a suitably qualified ecologist) must be submitted to the Local Planning authority for approval in writing. Should this report detect potential risk to bats as a result of development, it should detail preventive measures to ensure no bats or roosting activities are injured/disturbed; all works shall be carried out in accordance with this strategy. Likewise, any updated licenses/statements from Natural England which are required must be submitted to the Local Planning Authority before works can commence.

Reason: In order to ensure adequate protection of relevant species of bats throughout the course of works in accordance with the requirements of Core Strategy Policies G6 and G7, Regulation 53 of the Conservation of Habitats and Species Regulations 2017, Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 4 Prior to the commencement of works, an updated ecological survey (undertaken by a suitably qualified ecologist) must be submitted to the Local Planning Authority for approval in writing. This report should detail that the proposed would not cause disturbance to any relevant species of bird (inclusive of nesting and incubation sites and periods). Should the survey detect potential risk, a methodology for protective measures during the course of the development should be included within the submitted report. Any measures detailed shall thereafter be adhered to throughout the course of works.

Reason: In order to prevent any habitat disturbance to birds in accordance with Core Strategy Policies G6 and G7 and the provisions of the Wildlife and Countryside Act 1981 (as amended).

- 5 Prior to any new landscaping works, including any associated preparatory works, the following shall be submitted to and approved in writing by the Local Planning Authority:

- a. Photographic/physical samples of any new hard landscaping to be instated to the grounds outside Rochdale Town Hall
- b. Product specification and physical samples of the finish to be applied to the enclosure surrounding the air source heat pump.
- c. Product specification/photographic samples of any new protective fencing and planting containers to be instated
- d. Full architectural details, product specification/photographic samples and of any external lighting (signage, lighting columns, lit bollards, etc.) features to be instated to the

The above shall be implemented in accordance with the approved details and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage and in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework

- 6 Prior to their instatement, the following proposed elements to the building's exterior fabric shall be submitted to and approved in writing by the Local Planning Authority:

- a. Photographic/physical samples of any new slates to be instated to the Fire Station roof.
- b. Full details/strategy of the man-safe system to be instated to the Fire Station roof.
- c. Photographic/physical samples (product specification where available) of all components of the glazed railings and aluminium decking to be instated to the balcony of the Porte Cochere. Method statement for the maintenance of the glazed railings and roof coverings below the proposed aluminium decking.
- d. Photographic/physical samples (product specification where available) of any new glazing, including any manifestations, frames, kick plates, handles, stainless steel barriers, etc. to be instated to the external entrances.
- e. Photographic/physical samples of all new fixings to antique doors to be retained at external entrances.

The above shall be implemented in accordance with the approved details and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage. Also to ensure that the appearance and longevity of the Porte Cochere and Fire Station roof are maintained, in line with the building's conservation. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

- 7 Prior to their instatement, the following proposed elements to the building's interior fabric shall be submitted to and approved in writing by the Local Planning Authority:

- a. Full product specification and architectural details of the proposed secondary glazing to the council chamber windows, including a cross-sectional drawing to detail the depth of the window reveal with the secondary glazing in situ.
- b. Full product specification/photographic samples of new furniture to be instated to the Council Chamber and Gallery. Additionally, full details of the storing location and method, and any plans for re-use elsewhere in the building, of all furniture to be removed from the Council Chamber and Gallery.
- c. Full product specification and/or photographic details of frameless glass balustrades and guardings to be instated to the Council Chamber Gallery, including all fixings, components and glazing.
- d. Full product specification (including required finish) and locations of any new escape lighting or signage.

The above shall be implemented in accordance with the approved details and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building in the interests of visual amenity and heritage. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

Procedure Statement:

Date Decision Issued 29 September 2023

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.

INFORMATIVE:

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

INFORMATIVE:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.

Best practice guidance indicates that the results of bat surveys are only valid for a limited period (1 - 2 years) as the suitability of structures for bats can alter over time. In this case if works have not commenced under licence during the lifespan of any permission if granted, then an updated bat survey should be required including 2 activity surveys during the maternity season. The update survey should include the details of any additional mitigation over and above what has already been provided.

