



PLANNING AND DEVELOPMENT

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Date: 5th December 2024

Mr Kevin Horton
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18 School Lane
1st Floor
Compton House
Liverpool
L1 3BT

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00653/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with conditions 2 (approved plans), 3 (glazing details), 4 (brick cleaning), 5 (NDHA enhancement) and 6 (secured brick) on planning permission 23/01241/FUL
Location:	Heywood Civic Hall, L Cpl Stephen Shaw Mc Way, Heywood, OL10 1LW

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

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

Proposed Site Location Plan - 564- K2A-B1- 02- 90-202 - Rev P01
Received by the Council on the 15th March 2024

Existing Basement Floor Plan - 564-K2A-B1-BM-DR-A-20-000 Rev P02
Demolition Basement Floor Plan - 564-K2A-B1-BM-DR-A-20-100 -Rev P02

Proposed Basement Floor Plan - 564-K2A-B1-BM-DR-A-20-200 - Rev P05

Existing Elevations - 564-K2A-B1-ZZ-DR-A-20-050 - P02
Existing Sections - 564-K2A-B1-ZZ-DR-A-20-070 - P02
Proposed Elevations - 564-K2A-B1-ZZ-DR-A-20-300 - P06
Proposed Sections 1 of 2 - 564-K2A-B1-ZZ-DR-A-20-400 - P03
Proposed Sections 2 of 2 - 564-K2A-B1-ZZ-DR-A-20-401 - P04
PROPOSED GROUND FLOOR SOILS LAYOUT - 4026-SHA-XX-00-DR-M-4000 - Rev P1
PROPOSED BASEMENT SOILS LAYOUT - 4026-SHA-XX-B1-DR-M-4001 - Rev P1
Demolition Viewing Booth Floor Plan - 564-K2A-B1-01-DR-A-20-103 - Rev P02

Proposed Viewing Booth Floor Plan - 564-K2A-B1-01-DR-A-20-203 - Rev P04
Existing Viewing Booth Floor Plan - 564-K2A-B1-01-DR-A-20-003 - Rev P02

Proposed Ground Floor Plan - Day time - 564-K2A-B1-00-DR-A-20-201 - Rev P05
Proposed Ground Floor Plan - Evening - 564-K2A-B1-00-DR-A-20-202 Rev P04
Proposed Roof Plan 564-K2A-B1-02-DR-A-20-204 P04
Proposed Site Context Plan 564-K2A-B1-02-DR-A-90-200 - P04
Existing Site Context Plan - 564-K2A-B1-02-DR-A-90-000 - P04
Design and Access Statement - prepared by K2 Architects
Received 11 March 2024

'Classic Blue Multi - Wienerberger' Brick Sample Specification
'Plant Noise Impact Assessment Report - Revision A 02/12/2023' prepared by Atelier Crescendo
Received by the Council 20th March 2024

and the development shall be carried out in complete accordance with these drawings hereby approved unless otherwise required by the conditions below.

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, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

Officer Response:

The approved plans condition is a compliance condition and is not suitable for discharge. Condition 2 is not discharged.

3. Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the canopy, windows, external doors or any other glazing, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained and / or replaced as approved thereafter.

Reason: In the interests of visual amenity and in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response:

The submitted details of the windows, external door, canopy, glazing, window and door reveals, including aluminium profile and curtain wall profile, as provided within the below plans and documents submitted to the Local Planning Authority:

564-K2A-B1-ZZ-DR-A-21-201	External Walls – Ground Floor Plan – Zone 1
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564-K2A-B1-ZZ-DR-A-21-400	Strip Sections Detail - Café and Extension
564-K2A-B1-ZZ-DR-A-21-401	Strip Sections Detail - Rehearsal and Family Room
564-K2A-B1-ZZ-DR-A-21-402	Strip Sections Detail - Front Entrance and Kitchen
564-K2A-B1-ZZ-DR-A-21-600	Strip Sections Detail - Proposed External Wall & Window Detail
564-K2A-B1-ZZ-DR-A-21-601	Strip Section Detail - Foundation & CW Detail Typical Masonary
564-K2A-B1-ZZ-DR-A-21-602	Strip Section Detail - Foundation Detail with Curtain Walling & Extension
564-K2A-B1-ZZ-DR-A-21-603	Strip Section Details - External Wall Rehearsal Room & Basement
564-K2A-B1-ZZ-DR-A-21-604	Strip Section Detail - External Wall & Window in Family Room
564-K2A-B1-ZZ-DR-A-21-605	Strip Section Detail - Foundation, External Wall & Window in Rehearsal Room
564-K2A-B1-ZZ-DR-A-21-606	Strip Section Detail - Foundation Detail through Main Entrance
564-K2A-B1-ZZ-DR-A-27-601	Parapet Detail - Section through Family Creche Room
564-K2A-B1-ZZ-DR-A-27-602	Parapet Detail Canopy - Lintel
564-K2A-B1-BM-DR-A-31-300	Basement Floor Plan - Proposed Doors
564-K2A-B1-00-DR-A-31-301	Ground Floor Plan - Proposed Doors
564-K2A-B1-ZZ-DR-A-31-310	External Door and Window Type Elevations
564-K2A-B1-ZZ-DR-A-31-320	Internal Door and Window Type Elevations
564-Stage 4 NBS_Rev_4_-2024-06-20	
564-K2A-B1-00-DR-A-35-204 P02	Proposed Canopy Soffit Design
	Heywood Civic Centre – Visual Night Time
	Heywood Civic Centre – Visual Day Time

is accepted.

It is noted the advertisement lettering is removed from atop the canopy. It is expected this is the proposed design, and the local planning authority expect this detail to be maintained in the submission of an advertisement application.

4. Prior to any brick cleaning works taking place, a method statement detailing the proposed method of cleaning, including the display of a 1sqm test area on site, shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure the quality of the non-designated heritage asset is not diminished as a result of any cleaning, and in accordance with policies P2 and P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response:

The submitted report prepared by Maysand is approved, in addition to the drawings:

564-K2A-B1-ZZ-DR-A-20-150 P04	Demolition Enabling - East True Elevations A B C
564-K2A-B1-ZZ-DR-A-20-151 P05	Demolition Enabling - South True Elevations I
564-K2A-B1-ZZ-DR-A-20-152 P03	Demolition Enabling - North True Elevations D
564-K2A-B1-ZZ-DR-A-20-153 P03	Demolition Enabling – West True Elevations F G H

Works shall be carried out in accordance with the approved details.

5. The development hereby approved shall not be brought into use until such time as a plan detailing the removal of redundant external wiring, CCTV cameras, or any other paraphernalia affixed to the external elevation of the building and details of how the building is to be made good have been submitted to and approved in writing by the Local Planning Authority. The approved measure shall be carried out in full prior to the first occupation of the development hereby approved.

Reason: In the interest of securing and enhancement to the Non-Designated Heritage Asset and in accordance with Policy P2 of the adopted Rochdale Core Strategy, Policy JP-P2 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework

Officer Response:

The submitted details shown in drawings:

564-K2A-B1-ZZ-DR-A-20-150 P04	Demolition Enabling - East True Elevations A B C
564-K2A-B1-ZZ-DR-A-20-151 P05	Demolition Enabling - South True Elevations I
564-K2A-B1-ZZ-DR-A-20-152 P03	Demolition Enabling - North True Elevations D
564-K2A-B1-ZZ-DR-A-20-153 P03	Demolition Enabling – West True Elevations F G H

Are accepted. Works shall be carried out in accordance with the approved details. The approved works and measures shall be carried out in full prior to first occupation of the development hereby approved.

6. The extension hereby approved shall be constructed in 'Classic Blue - Multi' Wienerberger brick, as shown on a sample panel on site to Council Officers 20/03/2024, and as the brochure listed within the approved plans.

Reason: In the interests of visual amenity, and in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

Officer Response:

This condition is a compliance condition and is not suitable to be discharged at this stage.

Yours faithfully,

Melanie Hale
Head of Planning Services