



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: michael.atkinson-smith@rochdale.gov.uk
Our ref: 24/01124/DOC
Enquiries to: Michael Atkinson-Smith
Direct Line: 01706 925976
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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:	24/01124/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with conditions 1 (standard time limit), 2 (approved plan and document list), 3 (written scheme of investigation), 4 (protection of bats), 5 (external lighting), 6 (peregrine falcon method statement), 7 (bird nesting season) and 8 (material disposal) on planning permission 20/00577/LBC
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 works must be begun not later than three years beginning with the date of this consent.

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 consent relates to the following plans and documents:-

- Location Plan ref. 4050 P01
- Site Plan - Phase One as Existing ref. 4051 P01
- Site Plan - Phase One as Proposed ref. 4052 P01

- Basement Floor Plan as Existing Showing Stripping Out ref. 5050 P04
- Ground Floor Plan as Existing Showing Stripping Out ref. 5051 P03
- Mezzanine Floor Plan as Existing Showing Stripping Out ref. 5052 P02
- First Floor Plan as Existing Showing Stripping Out ref. 5053 P03
- Second Floor Plan as Existing Showing Stripping Out ref. 5054 P03

- Third Floor Plan as Existing Showing Stripping Out ref. 5055 P02
- Roof Plan as Existing Showing Stripping Out ref. 5056 P01

- Basement Floor Plan as Proposed ref. 2050 P03
- Ground Floor Plan as Proposed ref. 2051 P03
- Mezzanine Floor Plan as Proposed ref. 2052 P02
- First Floor Plan as Proposed ref. 2053 P03
- Second Floor Plan as Proposed ref. 2054 P03
- Third Floor Plan as Proposed ref. 2055 P02
- Roof Plan as Proposed Showing Stripping Out ref. 2056 P01

- North Elevation as Proposed ref. 2260 P01
- East Elevation as Proposed ref. 2261 P01
- South Elevation as Proposed ref. 2262 P01
- West Elevation as Proposed ref. 2263 P01

- North Elevation as Existing Showing Stripping Out ref. 5260 P01
- East Elevation as Existing Showing Stripping Out ref. 5261 P01
- South Elevation as Existing Showing Stripping Out ref. 5262 P01
- West Elevation as Existing Showing Stripping Out ref. 5263 P01

- Phase 2 Dry Riser Detail ref. 42300
- Phase 3 Dry Riser Detail ref. 42301

- 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

- Window WG1c.1 As Proposed ref. 3270 P01
- Tower Door as Proposed ref. 3150 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

- Existing Basement Level ref. 27876/0090 Ver 5
- Existing Ground Floor Level ref. 27876/0100 Ver 5
- Existing Mezzanine Level ref. 27876/0110 Ver 5
- Existing First Floor Level ref. 27876/0120 Ver 5
- Existing Second Floor Level ref. 27876/0130 Ver 5
- Existing Third Floor Level ref. 27876/0140 Ver 5
- Existing Roof Level ref. 27876/0150 Ver 5
- Existing Clock Tower ref. 27876/0160 Ver 6

- Proposed Phase 1 Basement Level ref. 27876/1090 Ver 5
- Proposed Phase 1 Basement Detail Plan 1 of 2 ref. 27876/1091 Ver 5
- Proposed Phase 1 Basement Detail Plan 2 of 2 ref. 27876/1092 Ver 4
- Proposed Phase 1 Ground Floor Level ref. 27876/1100 Ver 3
- Proposed Phase 1 Ground Floor Detail Plan 1 of 3 ref. 27876/1101 Ver 4
- Proposed Phase 1 Ground Floor Detail Plan 2 of 3 ref. 27876/1102 Ver 4
- Proposed Phase 1 Ground Floor Detail Plan 3 of 3 ref. 27876/1103 Ver 3
- Proposed Phase 1 Mezzanine Level ref. 27876/1110 Ver 3
- Proposed Phase 1 Mezzanine Level Detail Plan 1 of 2 ref. 27876/1111 Ver 4

- Proposed Phase 1 Mezzanine Level Detail Plan 2 of 2 ref. 27876/1112 Ver 4
- Proposed Phase 1 First Floor Level ref. 27876/1120 Ver 5
- Proposed Phase 1 First Floor Detail Plan 1 of 2 ref. 27876/1121 Ver 4
- Proposed Phase 1 First Floor Detail Plan 2 of 2 ref. 27876/1122 Ver 5
- Proposed Phase 1 Second Floor Level ref. 27876/1130 Ver 4
- Proposed Phase 1 Second Floor Detail Plan 1 of 2 ref. 27876/1131 Ver 4
- Proposed Phase 1 Second Floor Detail Plan 2 of 2 ref. 27876/1132 Ver 4
- Proposed Phase 1 Third Floor Level ref. 27876/1140 Ver 4
- Proposed Phase 1 Third Floor Detail Plan 1 of 2 ref. 27876/1141 Ver 4
- Proposed Phase 1 Third Floor Detail Plan 2 of 2 ref. 27876/1142 Ver 4
- Existing Section D-D ref. 27876/0200 Ver 5
- Existing Section F-F ref. 27876/0201 Ver 2
- Existing Section N-N ref. 27876/0202 Ver 2
- Existing Section S-S ref. 27876/0203 Ver 5
- Proposed Phase 1 Section D-D ref. 27876/1200 Ver 2
- Proposed Phase 1 Section N-N ref. 27876/1201 Ver 2
- Proposed Phase 1 Section S-S ref. 27876/1202 Ver 2
- Phase 1 - Section DD as Existing Showing Stripping Out ref. 5153 P02
- Phase 1 - Section DD as Proposed ref. 2153 P02
- Phase 1 - Section MM as Existing Showing Stripping Out ref. 5161 P01
- Phase 1 - Section MM as Proposed ref. 2161 P01
- Phase 1 - Section NN as Existing Showing Stripping Out ref. 5162 P01
- Phase 1 - Section NN as Proposed ref. 2162 P01
- RIBA Stage 3 - Protection Schedule, March 2020
- GEA Envirocheck Report, ref. 223139412_1_1
- Preliminary Ecological Assessment, September 2019
- Ecological Assessment, August 2020
- Structural & Civil engineer's Stage 3 Report, May 2020 ref. 27876
- Structural Defects register, March 2019 ref. 27876
- Planning, Design and Access Statement, May 2020
- Heritage Impact Assessment, May 2020
- Mechanical and Electrical Phase 1 Stage 3 Report, April 2020 ref. Rev P01
- Conservation and Management Plan
- Flood Warning and Evacuation Plan, May 2020 ref. 27876
- Project Images

and the works 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 works in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved policies of the adopted Rochdale Unitary Development Plan, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

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 application ref. 24/01130/LBC, which partially supersedes the original consent.

- 3 The works shall be carried out in accordance with the Written Scheme of Investigation for a 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 application is supported by several archaeological reports, including a desk based assessment and a report on the community-led excavation that was delivered in 2021. Whilst these reports are not directly relevant to the condition, a copy of a further report prepared by Salford Archaeology in 2021 has been provided by on behalf of the Council by GMAAS during the application process. This report presents the results from the watching brief that was maintained during the Phase 1 enabling works and was carried out in accordance with the methodology set out in the agreed WSI. GMAAS have confirmed in writing that the report has been approved and a copy has been accessioned to the Greater Manchester Historic Environment Record as a final account. This report has now been published on the public planning file and the condition requirements can therefore be considered to have been complied with.

- 4 The following works including reroofing, extension and modifications to Rochdale Town Hall, which supports roosting common pipistrelle bats shall not in any circumstances commence unless the Local Planning Authority has been provided with either:
- i. A licence issued by Natural England pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations 2017, authorising the specified works to go ahead; or
 - ii. A statement in writing from the relevant licensing body to the effect that it does not consider that the works will require a licence. In these circumstances a Method Statement based on the provisions of Appendix F (Ecological Assessment, Anthony Nickson Ecology, August 2020) should be submitted in writing to prevent injury to bats (Wildlife & Countryside Act 1981).

Reason: In order to ensure adequate protection of pipistrelle bats as part of the works in accordance with the requirements of Core Strategy Policies G6 and G7 and the National Planning Policy Framework.

Decision: The applicant has stated that no works related to this application (Phase 1 of the proposal - internal works) were in the vicinity of the roof space/bat roost. GMEU have been consulted on this application and they have reported that this condition can be discharged. No further action in relation to this condition is therefore required.

- 5 No external lighting shall be installed on the site, including security lighting, unless a scheme for such lighting has been submitted to and approved in writing by the Local Planning Authority. The approved scheme 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. To prevent habitat disturbance of protected species in accordance with Core Strategy Policies P3 and G7 and the National Planning Policy Framework.

Decision: No external lighting has been implemented as part of the Phase I works. The external lighting scheme has been submitted and approved under the discharge of conditions applications '23/01013/DOC' and '23/01018/DOC' for the Phase II works. This condition has therefore been superseded insofar as it relates to the Phase I works, with no further action in respect of this condition being required.

- 6 All ecological measures and/or works shall be carried out in accordance with the details contained in Appendix G (Peregrine Falcon Precautionary Working Method Statement) of the Ecological Assessment, Anthony Nickson Ecology, August 2020. Any alterations to this method statement must be agreed in writing by the Local Planning Authority.

Reason: In order to ensure adequate protection of Peregrine Falcons as part of the works in accordance with the requirements of Core Strategy Policies G6 and G7 and the National Planning Policy Framework.

Decision: The statement from the applicant states that measures have been carried out in accordance with the Peregrine Falcon Toolbox Talk dated 21st February 2021. This is a compliance condition and does not need to be discharged. GMEU have been consulted on the application and are satisfied that the condition has been complied with.

- 7 No external works shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Plan Authority which establishes that no part of the proposed construction zone is utilised for bird nesting. Should the survey reveal the presence of any nesting species in a proposed construction zone, then a methodology for locally protecting nest sites during the course of the development is to be prepared by a suitably experienced ecologist and submitted to the Local Plan Authority. Nest site protection shall thereafter be provided in accordance with the methodology.

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

Decision: This is a compliance condition that does not need to be discharged. It is noted that the Phase 1 works were primarily internal, so no further action is required under this condition discharge request.

- 8 Elements of interest, including the timber partitions, stone flooring and joinery shall be stored on site for later reuse in accordance with the recommendations of the Planning and Design and Access Statement, May 2020. The disposal of any material which cannot be reused must be agreed in writing by the Local Planning Authority prior to its disposal.

Reason: To secure and safeguard the provision of materials with architectural/archaeological/historical importance associated with the building/site in order that such materials may be reused at a later date.

Decision: Elements of interest, including timber partitions, stone flooring and joinery, have been reused wherever possible as part of the Phase 2 scheme. Otherwise elements of interest have been stored on site to potentially be reused during Phases 2 and 3 of the works. The LPA agrees that any material which cannot be reused, in accordance with the submitted details, may be suitably and sustainably disposed of. No specific further actions are required in respect of this condition, although future applications may be required as the scheme evolves.

Yours faithfully,

Melanie Hale
Head of Planning Services