



Town and Country Planning Act 1990 (as amended)

## PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/01241/FUL

|                                                                                                             |                                              |
|-------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| Name and address for correspondence:                                                                        | Applicant name:                              |
| Mr Kevin Horton<br>K2 Architects Ltd<br>18 School Lane<br>1st Floor<br>Compton House<br>Liverpool<br>L1 3BT | Preena Mistry<br>Rochdale Development Agency |

### Part I - Particulars of Application

Date of Application: 12 December 2023

|                  |                                                                                                                                                  |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>Refurbishment of existing Civic Centre including a single storey extension to north facing elevation to create new glazed atrium/entrance</b> |
| <b>Location:</b> | <b>Heywood Civic Hall, Church Street, Heywood, OL10 1LW</b>                                                                                      |

### 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 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.

- 3 Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the 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 windows and doors shall be installed in accordance with the approved details 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.

- 4 Prior to any brick cleaning works, a method statement detailing the proposed method of cleaning, with sample panels included, 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.

- 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.

- 6 The proposed brickwork shall be constructed in a 'Classic Blue - Multi' Wienerberger brick, as shown on a sample panel on site to Council Officer's 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.

**Procedure Statement:**

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Date Decision Issued 12 April 2024

Melanie Hale  
Head of Planning Services

**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](http://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](mailto:environmental.management@rochdale.gov.uk) for a quotation for your development.