



PLANNING AND DEVELOPMENT

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Miss Sarah-Elizabeth Geldard
Donald Insall Associates Ltd
Bridgegate House
5 Bridge Place
Chester
CH1 1SA
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/01018/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 6 (protection of bats), 7 (external lighting), 8 (peregrine falcons), 9 (bird nesting season), 10 (external works) and 11 (product specification) on planning permission 20/00615/FUL
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:

- 6 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 development to go ahead; or
 - ii. A statement in writing from the relevant licensing body to the effect that it does not consider that the development 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 development in accordance with the requirements of Core Strategy Policies G6 and G7 and the National Planning Policy Framework.

Officer Response: The license required from Natural England has been provided and clarified that all works have been completed in accordance with said license. Recommend for discharge.

- 7 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.

Officer Response: The submitted information including 'License-Mitigation' and 'Peregrine Falcon Toolbox Talk' is approved. The works shall be carried out in accordance with the approved details.

- 8 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 LPA.

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

Officer Response: The submitted information including 'License-Mitigation' is approved. The works shall be carried out in accordance with the approved details.

- 9 No 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).

Officer Response: The submitted information including 'Record of Action- ECOW Forms 1-4' is approved. The works shall be carried out in accordance with the approved details.

- 10 No high level external works to the clock tower should take place during the main incubation season for Peregrine Falcons (mid-March - mid May inclusive).

Reason: To avoid vibration from works causing disturbance to the Peregrines at a sensitive time of year.

Officer Response: The submitted information is approved. The works shall be carried out in accordance with the approved details.

- 11 Prior to the installation of the following works, including any associated preparatory works, full product specification shall be submitted to and approved in writing by the Local Planning Authority:
- o Lift designs - full product specifications including finish details to be provided and agreed.
 - o Masonry for terrace walls - full product specifications including finish detail and samples to be provided and agreed.
 - o Windows - full product specifications (including elevation and cross sectional drawings) and finish details to be provided and agreed.

o Internal finishes - where significant interventions are due to take place, i.e. in The Bright Hall, the specifications and works methodologies for the proposed internal finishes such as plasterwork, panelling or painting, to be provided and agreed.

The approved scheme for 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

Officer Response: The submitted information is approved. The works shall be carried out in accordance with the approved details.

Yours faithfully,

Melanie Hale
Head of Planning Services