ROCHDALE METROPOLITAN BOROUGH COUNCIL

FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
Number One Riverside
Smith St
Rochdale
OL16 1XU

Phone : 01706 924305 . **EMAIL :** development.control@rochdale.gov.uk . **WEB :** www.rochdale.gov.uk

Application for Planning Permission and listed building consent for alterations, extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	St Marys C Of E Primary School
Address line 1	Oldham Road
Address line 2	
Address line 3	
Town/city	Rochdale
Postcode	OL11 2HB

Description of site location must be completed if postcode is not known:

Easting (x)	390423
Northing (y)	411579

Description

2. Applicant Details

Title	Mr
First name	John
Surname	Holt
Company name	
Address line 1	Municipal Offices
Address line 2	Smith Street
Address line 3	
Town/city	ROCHDALE

2. Applicant Details

Country	
Postcode	OL16 1XU
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

3. Agent Details

No Agent details were submitted for this application

4. Description of the Proposal

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s).

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Creation of a new working kitchen in what was the old Staff Room.
Creation of a new Staff Room in what was the old Kitchen.
Subdivision of a large classroom to create a reduced classroom, a new office, a new store room and an entrance lobby.

Has the development or work already been started without planning permission? ○ Yes ◉ No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ○ Don't know
- ○ Grade I
- ○ Grade II*
- ◉ Grade II

Is it an ecclesiastical building? ○ Don't know ○ Yes ◉ No

6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building? ○ Yes ◉ No

7. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building? ○ Yes ◉ No

8. Listed Building Alterations

Do the proposed works include alterations to a listed building? ◉ Yes ○ No

If Yes, do the proposed works include

a) works to the interior of the building? ◉ Yes ○ No

b) works to the exterior of the building? ◉ Yes ○ No

8. Listed Building Alterations

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ◉ Yes ○ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ◉ Yes ○ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Drawings have been provided and I have met with Jessica Scott (RBC Conservation Officer) on site on 6th November.

9. Materials

Does the proposed development require any materials to be used in the build? ◉ Yes ○ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown, clicking 'Add' and filling in all the fields in the popup box.

To correct existing entries, use the 'Edit' link to open the popup box and ensure that all fields are completed.

Ceilings	
Please provide a description of existing materials and finishes:	Proposed Kitchen Armstrong suspended ceiling grid and tiles. Proposed Staff Room Armstrong suspended ceiling grid and tiles.
Please provide a description of proposed materials and finishes:	Proposed Kitchen New Armstrong suspended ceiling grid and tiles at same height as existing but with an additional shadow batten to the perimeter of the ceiling screw fixed to the wall. Proposed Staff Room New Armstrong suspended ceiling grid and tiles at same height as existing but with an additional shadow batten to the perimeter of the ceiling screw fixed to the wall.

Floors	
Please provide a description of existing materials and finishes:	Proposed Kitchen Vinyl floor covering Proposed Staff Room Quarry tile flooring and quarry tile skirting
Please provide a description of proposed materials and finishes:	Proposed Kitchen Remove existing vinyl floor covering, overlay with liquid levelling screed, liquid DPM and new vinyl floor covering. Proposed Staff Room Remove quarry tile skirting, replace with sand and cement then fit 150mm deep timber Torus skirting. Overlay the quarry tile floor with liquid levelling screed, liquid DPM and new vinyl floor covering.

Lighting	
Please provide a description of existing materials and finishes:	Proposed Kitchen Inset light fittings 600mm x 600mm Proposed Staff Room Surface mounted fluorescent strip light fittings

9. Materials

Lighting	
Please provide a description of proposed materials and finishes:	Proposed Kitchen Reuse existing inset light fittings 600mm x 600mm Proposed Staff Room Supply and fix new inset light fittings 600mm x 600mm Proposed Store Room & Office Surface mounted circular light fittings

Internal Doors	
Please provide a description of existing materials and finishes:	Proposed Kitchen Original decorated entrance door Proposed Staff Room Modern entrance door and also to Store Room (both with paint finish)
Please provide a description of proposed materials and finishes:	Proposed Kitchen Redecorate original entrance door Proposed Staff Room Modern entrance door to be decorated. Store Room door to be stripped out and wall infilled with studded partition to bring wall level on both sides. Proposed Office & Store Room New timber doors with paint finish

Roof covering	
Please provide a description of existing materials and finishes:	Proposed Kitchen Slate finish Proposed Office Slate finish
Please provide a description of proposed materials and finishes:	Proposed Kitchen New ventilation intake and extract louvres to be fitted in the slates. These will be hidden from view in the valley. Proposed Office New extract louvre tile to be fitted in the slates over the proposed office.

Internal Walls	
Please provide a description of existing materials and finishes:	Proposed Kitchen Painted masonry & plaster finish Proposed Staff Room Painted masonry & plaster finish Proposed Store Room & Office Walls to existing classroom and masonry and plaster finish

9. Materials

Internal Walls	
Please provide a description of proposed materials and finishes:	Proposed Kitchen Redecorate painted masonry & plaster finish Proposed Staff Room & Office Painted masonry & plaster finish. New timber partition & plasterboard walls and ceilings

Are you supplying additional information on submitted plan(s)/design and access statement: ○ Yes ◉ No

10. Site Area

What is the measurement of the site area? (numeric characters only). 1957.43

Unit sq.metres

11. Existing Use

Please describe the current use of the site

Primary School

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ○ Yes ◉ No

Land where contamination is suspected for all or part of the site ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination ○ Yes ◉ No

12. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ○ Yes ◉ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

13. Vehicle Parking

Is vehicle parking relevant to this proposal? ○ Yes ◉ No

14. Foul Sewage

Please state how foul sewage is to be disposed of:

14. Foul Sewage

- [x] Mains Sewer
- [ ] Septic Tank
- [ ] Package Treatment plant
- [ ] Cess Pit
- [ ] Other
- [ ] Unknown

Are you proposing to connect to the existing drainage system? (•) Yes ( ) No ( ) Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Existing pipework will be used in both the Kitchen and Staff Room to discharge dishwater and water from the washing machines. No work will be carried out on external above ground drainage or external below ground drainage.

15. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ( ) Yes (•) No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ( ) Yes (•) No

Will the proposal increase the flood risk elsewhere? ( ) Yes (•) No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing water course
- [ ] Soakaway
- [x] Main sewer
- [ ] Pond/lake

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ( ) Yes (•) No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ( ) Yes (•) No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals. Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species (see guidance note):

( ) Yes, on the development site
( ) Yes, on land adjacent to or near the proposed development
(•) No

b) Designated sites, important habitats or other biodiversity features (see guidance note):

( ) Yes, on the development site
( ) Yes, on land adjacent to or near the proposed development
(•) No

17. Biodiversity and Geological Conservation

c) Features of geological conservation importance (see guidance note):

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ◉ No

18. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ○ Yes ◉ No

Have arrangements been made for the separate storage and collection of recyclable waste? ○ Yes ◉ No

19. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units? ○ Yes ◉ No

20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

21. Employment

Will the proposed development require the employment of any staff? ○ Yes ◉ No

22. Hours of Opening

Are Hours of Opening relevant to this proposal? ○ Yes ◉ No

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The new industrial Kitchen will be used for cooking school dinners. At present the kitchen only has facilities to keep food warm. A new extract fan will be used to ventilate the Kitchen. This will be sat directly over the cooker / hob. Some of the equipment and ductwork will be hidden above the suspended ceiling level.

Is the proposal for a waste management development? ○ Yes ◉ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

25. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ○ Yes ◉ No

26. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ○ The agent
- ◉ The applicant
- ○ Other person

27. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ◉ Yes ○ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Miss
First name	Jessica
Surname	Scott
Reference	

Date (Must be pre-application submission)

06/11/2018

Details of the pre-application advice received

Jessica asked me to provide drawings which I have now done via this application. I had intended to cover the walls in the Kitchen with Altro Whiterock vinyl but was advised against it. Budget constraints have also meant that this will not now be going ahead.

28. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. ○ Yes ◉ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

29. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ○ The applicant
- ◉ The agent

Title	Mr
First name	John

29. Ownership Certificates and Agricultural Land Declaration

Surname	Holt
Declaration date	12/11/2018

☑ Declaration made

30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application)	12/11/2018