



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

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Application for Planning Permission; Listed Building Consent for alterations, extension or
demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
Areas Act) 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Former Chapel, Hopwood Hall College

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

HG1 1JD

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - 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.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

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

Proposed works to convert former Chapel for use as a dedicated learning centre for Hopwood Hall College Engineering and Manufacturing T-Levels curriculum. Works are to include fabric repairs, replacement of damaged and dilapidated building fabric and internal reconfiguration works to form new classrooms, independent learning area, VR suites, staff offices and associated WCs and plant areas. Works are to include associated external hard and soft landscaping and addition of new accessible parking space.

Has the development or work already been started without consent?

- ☐ Yes
☒ No

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

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
- ☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
- ☒ No

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

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).

Please refer to the following drawings / documents:

HCO-SEV-ZZ-ZZ-DR-A-00500-P03 - Site Location Plan
HCO-SEV-ZZ-ZZ-DR-A-00501-P04 - Existing Site Plan
HCO-SEV-ZZ-ZZ-DR-A-00502-P01 - Proposed Site Plan
HCO-SEV-ZZ-00-DR-A-00510-P01 - Existing Ground Floor Plan
HCO-SEV-ZZ-RF-DR-A-00512-P01 - Existing Roof Plan Plan
HCO-SEV-ZZ-01-DR-A-00515-P01 - Demolition Ground Floor Plan
HCO-SEV-ZZ-00-DR-A-00520-P01 - Proposed Ground Floor Plan
HCO-SEV-ZZ-RF-DR-A-00522-P01 - Proposed Roof Plan
HCO-SEV-ZZ-00-DR-A-00530-P01 - Proposed Scope of Works Plan - Ground Floor
HCO-SEV-ZZ-00-DR-A-00535-P01 - Proposed Wall Types Plan - Ground Floor
HCO-SEV-ZZ-ZZ-DR-A-00540-P01 - Existing Elevations 1 of 2 Demolition Works
HCO-SEV-ZZ-ZZ-DR-A-00541-P01 - Existing Elevations 2 of 2 Demolition Works
HCO-SEV-ZZ-ZZ-DR-A-00542-P01 - Proposed Elevations 1 of 2
HCO-SEV-ZZ-ZZ-DR-A-00543-P01 - Proposed Elevations 2 of 2
HCO-SEV-ZZ-ZZ-DR-A-00544-P01 - Repair Elevations 1 of 2
HCO-SEV-ZZ-ZZ-DR-A-00545-P01 - Repair Elevations 2 of 2
HCO-SEV-ZZ-ZZ-DR-A-00550-P01 - Existing Sections
HCO-SEV-ZZ-ZZ-DR-A-00552-P01 - Proposed Sections
HCO-SEV-ZZ-ZZ-DR-A-00560-P01 - Window Types
HCO-SEV-ZZ-ZZ-DR-A-00561-P01 - External & Internal Window Schedule
HCO-SEV-ZZ-ZZ-DR-A-00573-P01 - Proposed Sanctuary Area
HCO-SEV-ZZ-ZZ-DR-A-00571-P01 - Works To Side Chapel Altar & Canopy
HCO-SEV-ZZ-ZZ-DR-A-00572-P01 - Typical Pod Details
HCO-SEV-ZZ-ZZ-DR-A-00590-P01 - Proposed Finishes Plan - Ground Floor
HCO-SEV-ZZ-ZZ-DR-A-00591-P01 - Proposed Pod Elevations
HCO-SEV-XX-XX-RP-A-09010-P01 - Design & Access Statement
HCO-SEV-XX-XX-RP-A-09101-P01 - Heritage Statement

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
☐ No

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

Type: External walls Existing materials and finishes: Concrete and Blockwork Proposed materials and finishes: Concrete and Blockwork
Type: Floors Existing materials and finishes: Floor tiles Proposed materials and finishes: Floor tiles, Carpet and Vinyl flooring
Type: Vehicle access and hard standing Existing materials and finishes: Tarmac and concrete paving Proposed materials and finishes: Tarmac and concrete paving
Type: External doors Existing materials and finishes: External timber framed glazed door with glazed Side Screen Proposed materials and finishes: External metal framed glazed door with glazed Side Screen
Type: Roof covering Existing materials and finishes: Copper Proposed materials and finishes: Copper
Type: Windows Existing materials and finishes: Metal framed Proposed materials and finishes: Metal framed
Type: Internal walls Existing materials and finishes: Blockwork Proposed materials and finishes: Blockwork, plaster, timber cladding

Type:

Rainwater goods

Existing materials and finishes:

Metal

Proposed materials and finishes:

Metal

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

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HCO-SEV-ZZ-ZZ-DR-A-00542-P01 - Proposed Elevations 1 of 2
HCO-SEV-ZZ-ZZ-DR-A-00543-P01 - Proposed Elevations 2 of 2
HCO-SEV-ZZ-ZZ-DR-A-00544-P01 - Repair Elevations 1 of 2
HCO-SEV-ZZ-ZZ-DR-A-00545-P01 - Repair Elevations 2 of 2
HCO-SEV-ZZ-ZZ-DR-A-00550-P01 - Existing Sections
HCO-SEV-ZZ-ZZ-DR-A-00552-P01 - Proposed Sections
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Site Area

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

Unit

Existing Use

Please describe the current use of the site

The site is currently occupied by a further education college campus.

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

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

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Vehicle Type:

Disability spaces

Existing number of spaces:

29

Total proposed (including spaces retained):

30

Difference in spaces:

1

Vehicle Type:

Cars

Existing number of spaces:

338

Total proposed (including spaces retained):

338

Difference in spaces:

0

Vehicle Type:

Motorcycles

Existing number of spaces:

28

Total proposed (including spaces retained):

28

Difference in spaces:

0

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ 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 and state the plan(s)/drawing(s) references

Please refer to the following drainage drawings:

2218-LEDA-V1-00-DR-M-021_Drainage Layout (GF) (Sheet 1 of 2)
2218-LEDA-V1-00-DR-M-022_Drainage Layout (GF) (Sheet 2 of 2)

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

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
☒ Main sewer
☐ Pond/lake

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 the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The 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'.

Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☒ 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

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why they are exempt from doing so.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- ☐ Yes
- ☒ No

Please add all the exemptions or transitional arrangements that apply and provide a reason why

Exemption:

Development subject to the de minimis exemption (development below the threshold)

Reason for selecting exemption:

Less than 25sqm vegetation will be removed as a result of the proposals and no priority habitats affected

Note: Please read the help text for further information on the exemptions available and when they apply

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

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☐ Yes
☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☒ Yes
☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

F1 - Learning and non-residential institutions

Unknown:

No

Monday to Friday:

Start Time:

08:00

End Time:

18:00

Saturday:

Start Time:

End Time:

Sunday / Bank Holiday:

Start Time:

End Time:

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

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?

- ☒ The agent
☐ The applicant
☐ Other person

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

First Name

Surname

PREAPP/00019/24

Date (must be pre-application submission)

08/02/2024

Details of the pre-application advice received

- A meeting was held on site with the Planning and Conservation Officers to discuss the proposals. Please see HCO-SEV-XX-XX-RP-A-09010-P01 - Design & Access Statement for details of feedback received.

- A Pre-Application submission was made on 08 February 2024. The formal Pre-Application written response has not yet been received but the following informal consultee feedback has been provided:

Conservation Officer:

Please see HCO-SEV-XX-XX-RP-A-09010-P01 - Design & Access Statement for details of feedback

Ecologist:

Ecological Assessment Requirements

"As you know, I am already aware that an ecological report has been produced. Potential ecological issues are likely restricted to bats and nesting birds with a historic record of a bat roost for the building. Dusk surveys should be provided as part of any application".

Biodiversity Net Gain (BNG)

"With regards biodiversity net gain, whilst 10% BNG is now mandatory for all developments, assuming less than 25sqm of vegetation is being removed the development would be exempt. If the application is also only for listed building consent, my understating would also be that the development would not be subject to biodiversity net gain, though I recommend this is verified as there is no direct reference to listed building consent in the guidance."

Environmental Health:

"This section would be supportive of the proposals"

Highways:

"Department considers this building to be educational use already and part of the overall college campus. We do not expect any changes to vehicular traffic as a result of these proposals"

- A Pre-Application submission to Historic England has also been made. Please see HCO-SEV-XX-XX-RP-A-09010-P01 - Design & Access Statement for details of feedback received.

- We have contacted the Twentieth Century Society for feedback and are awaiting their response.

- We met with the Modernist Society (Manchester Chapter) at the Chapel on 19 March 2024. Please see HCO-SEV-XX-XX-RP-A-09010-P01 - Design & Access Statement for details of feedback received.

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.

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?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

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

Ms

First Name

Ruth

Surname

Sienkiewicz

Declaration Date

29/05/2024

☒ Declaration made

Declaration

I/We hereby apply for Full planning & listed building consent as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Ruth Sienkiewicz

Date

30/05/2024