

HOPWOOD HALL COLLEGE
ROCHDALE ROAD, MIDDLESTON M24 6XH
ROCHDALE BOROUGH COUNCIL
PLANNING STATEMENT

LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED) - CONSTRUCTION OF A
SINGLE STOREY DETACHED BUILDING SUPPORTING A CONSTRUCTION
SKILLS HUB

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May 2026

Ref: 1424

Rev: A

Client



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1.0 INTRODUCTION

- 1.1 This statement accompanies an application for a Lawful Development Certificate (proposed) from Rochdale Borough Council (the LPA) made under Section 192(1) of the Town and Country Planning Act 1990 (as amended). Specifically, we are seeking confirmation from the Local Planning Authority that the following development at Hopwood Hall College's Middleton Campus would be lawful in planning terms:

“Construction of a single storey detached building supporting a Construction Skills Hub.”

- 1.2 Under this application, we are seeking a Lawful Development Certificate from the LPA to confirm that the operation of constructing an additional detached college building is lawful in accordance with Schedule 2, Part 7, Class M of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended by Statutory Instruments in 2017, 2021 and 2023.

SITE AND BACKGROUND

Hopwood Hall College (Middleton Campus)

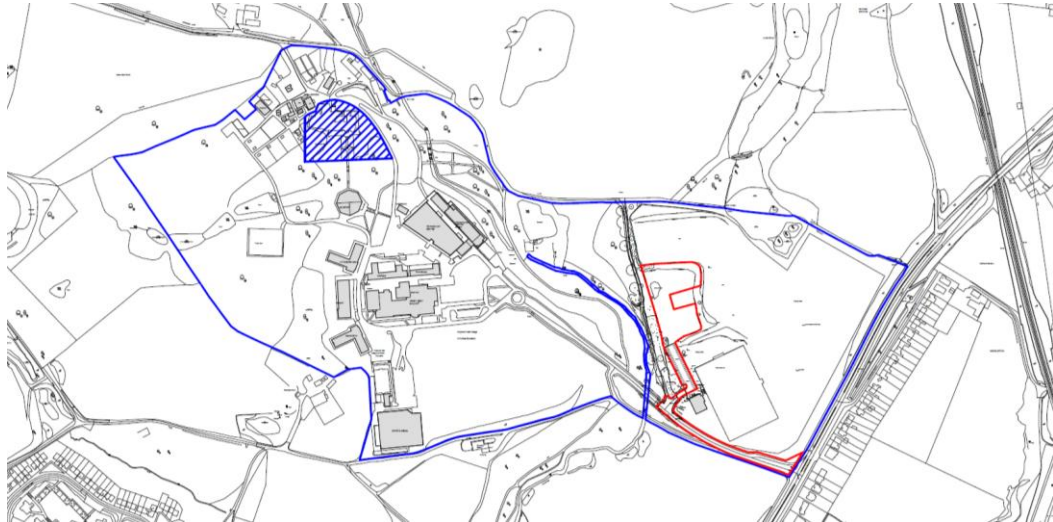
- 1.3 The development site falls within the Middleton Campus of Hopwood Hall College. This large sprawling site is within the town of Middleton and sits on the northern edge of the town centre. The campus is accessed from Rochdale Road to the southeast which provides direct access to the A627 (M) and M62 towards the east and the town centre to the southwest.
- 1.4 The site sits within a predominantly rural setting with Manchester Golf Club located to the north and Hopwood Clough Nature Reserve running along the east and south of the site. The educational site was originally developed within the grounds of the Grade II* Listed Hopwood Hall which is located to the north of the site, however this sits outside of the ownership of the College). The Chapel, located to the north of the campus, is also Grade II Listed.
- 1.5 The majority of built form within the site sits to the west of the campus. To the east (closer to Rochdale Road) several playing pitches (both natural and artificial) are laid out within the Sports Pavillion area, with a single storey pavilion building and surface car park. This area also falls within the demise/curtilage of the Hopwood Hall College campus.



HOPWOOD HALL COLLEGE – MIDDLETON CAMPUS SITE (INSET AREAS ARE EXCLUDED FROM OWNERSHIP)

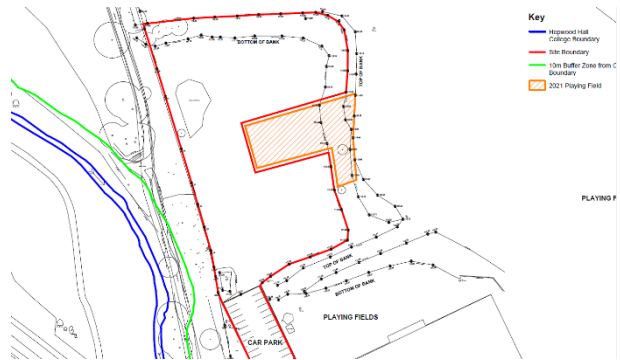
Application Site

- 1.6 The application site which is the subject of this application is an area of land to the east of the campus. It comprises an area of broadly rectangular grassland to the north of the Sports Pavilion car park and to the west of established playing fields, however the red line has excluded a central portion of this parcel of land, resulting in a “C” shaped footprint.



SITE LOCATION PLAN SHOWING COLLEGE OWNERSHIP (BLUE) AND DEVELOPMENT AREA (RED)

- 1.7 Despite this parcel of land being grassland, it falls outside of any recent or historic playing field use, as the land is distinctly of a different character to the mown and lined pitches to the east. The existing levels within this parcel of land vary significantly with elevated banks on the northern end resulting in a level different of almost 4m across the entire site.



EXISTING SITE



VIEW OF SITE FROM EXISTING CAR PARK (NOVEMBER 2025)

Recent Planning History

- 1.8 Whilst the wider College campus has an extensive planning history, this specific site has only one notable application in recent years. This specific site most recently supported a two-storey temporary school building delivered by the Dept for Education in connection with the facilitating

the Edgar Wood Academy whilst a permanent development came forward on a site on Heywood Old Road (completed in late 2022).

- 1.9 Planning permission was granted in April 2021 (Ref 21/00074/FUL) for a temporary two-year period, concluding in August 2023. This occupied only the southern half of the larger parcel of land forming this application. Of importance for this application, this temporary school included a temporary playing field to the east of the site. This has resulted in this part of the land being excluded from the red line boundary within this application.



EXISTING OS MAP EXTRACT



21/00074/FUL APPROVED SITE PLAN

- 1.10 The site falls within the administrative control of Rochdale Borough Council. Whilst the site does fall within the Green Belt, this is immaterial for the purposes of assessing this application.
- 1.11 This Planning Statement adopts the following structure:
- Section 2 describes the proposed development
 - Section 3 assesses the development against permitted development legislation.
 - Section 4 concludes this report.
- 1.12 This Planning Statement should be read in conjunction with the following information:

FILE	REVISION	AUTHOR
Application Form	PP-14895717	NTA Planning LLP
Planning Statement	1424 – May 2026	NTA Planning LLP
Cover Letter	7 th May 2026	NTA Planning LLP
Curtilage Assessment	LG/KN0152/25, November 2025	Walsingham Planning
Site Location Plan	HSH-SEV-ZZ-ZZ-DR-A-00500-P02	Seven Architecture
2021 Building Footprint Calculation	HSH-SEV-ZZ-ZZ-DR-A-00501-P02	Seven Architecture
Existing Site Plan	HSH-SEV-ZZ-ZZ-DR-A-00502-P02	Seven Architecture
Proposed Site Plan	HSH-SEV-ZZ-ZZ-DR-A-00503-P02	Seven Architecture
Proposed Ground Floor Plan	HSH-SEV-ZZ-ZZ-DR-A-00504-P02	Seven Architecture
Proposed Roof Plan	HSH-SEV-ZZ-ZZ-DR-A-00505-P02	Seven Architecture
Proposed Elevation	HSH-SEV-ZZ-ZZ-DR-A-00506-P02	Seven Architecture
Existing and Proposed Site Sections	HSH-SEV-ZZ-ZZ-DR-A-00507-P02	Seven Architecture

2.0 THE PROPOSED DEVELOPMENT

2.1 As described in Section 1 of this report, the proposed description of works comprises the following:

“Construction of a single storey detached building supporting a Construction Skills Hub.”

2.2 This project is considered one phase of works for the purposes of this application, namely the construction of a new detached building on a parcel of grassland adjacent to the College’s Sporting Pavilion car park. The new building will be directly accessed from this car park and will support the College’s expanding Construction Skills academic offering, with differing forms of construction trade offered within this fit for purpose building.



2.3 This building will have a “C” shaped footprint which extends to 3,415sqm (GEA) in total. Access will be provided from an extended porch to the south (adjacent to the car park).

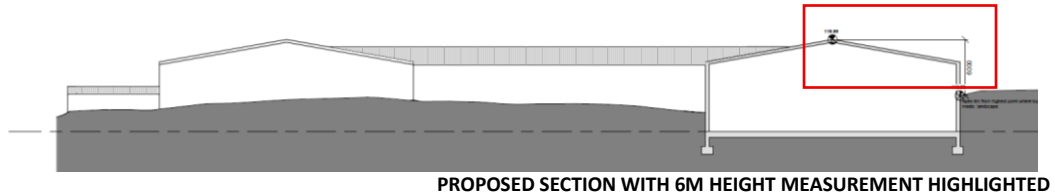
2.4 Internally, the building will provide education for all construction related skills within subdivided areas (brickwork, groundwork, drainage, etc).

2.5 The building will take the form of tall, but single storey structure with a gentle dual pitch roof. The ridge height of the building will be 119.19 AOD, which is 6m above the highest natural ground level adjacent to the building to the north of the site.



2.6 Due to the undulating natural existing ground level, this results in a taller building when viewed from the south.

- 2.7 Externally, the building will take the form of a modest, dual pitched structure with a 10 degree fall in the roof. A series of elevations and sections are provided with this application to enable officers to confirm measurements, however the College are still determining the final appearance of the building. Appearance is not an assessment which can be made under Class M, therefore it should not impede a positive decision from being made with the information submitted.



- 2.8 Whilst the extent of works is relatively minor in nature when compared to the overall scale of the College estate, Hopwood Hall College understandably wish to minimise planning risk, hence this application for a Lawful Development Certificate prior to the commencement of works.
- 2.9 The demonstration of compliance with permitted development legislation is provided within the following section of this Statement.

3.0 CLASS M COMPLIANCE

- 3.1 The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 7, Class M, permits **the erection, extension or alteration of a school, college, university, prison or hospital building** without planning permission under permitted development rights. These rights were extended in April 2021 (SI 2021/428) to give extended rights within this Class of works, and adjusted again more recently in 2023.
- 3.2 Works have not yet commenced, as the applicant wants assurances from the Local Planning Authority that these works can occur without planning permission. This application is seeking confirmation that the proposed alterations and extension **would be lawful** and in accordance with permitted development rights (Schedule 2, Part 7, Class M of the General Permitted Development Order), via an application made under S.192 of the Town and Country Planning Act.
- 3.3 In terms of the substance of the application, the proposed development would comprise an **erection of a college building**, thus fulfilling the description of the permitted development set out in Schedule 2, Part 7, Class M of the Order.
- 3.4 There are additional requirements and conditions of this type of development in order for it to be considered permitted development. The below table provides the text of the legislation in the left-hand column, with a commentary on compliance with regard compliance in the right-hand column.

DEVELOPMENT NOT PERMITTED	
DEVELOPMENT IS NOT PERMITTED BY CLASS M....	ASSESSMENT IN RELATION TO HOPWOOD HALL COLLEGE
(a)if the cumulative footprint of any erection, extension or alteration under Class M on or after the relevant date would exceed the greater of— (i)25% of the cumulative footprint of the school, college, university, prison or hospital buildings as it was on the relevant date; or (ii)250 square metres; (relevant date" means 21st December 2023 in the case of the development of an open prison building and 21st April 2021 in the case of all other development)	Of the two criteria, the <u>greater</u> figure is 25% of the cumulative footprint of the college as it was on 21st April 2021. The footprint of the hospital on this date has been calculated based on an Ordinance Survey plan issued with an April 2021 planning application submitted to Rochdale Borough Council (ref 21/00511/FUL). The overall footprint of the college estate calculated on this date is 14,825sqm. This has been verified by the College. See drawing HSH-SEV-ZZ-ZZ-DR-A-00501 Rev P02 for full details of this calculation. 25% of this figure is 3,706.25sqm. This represents the <u>maximum</u> amount of cumulative footprint which can be delivered under Class M. The College has also confirmed that no previous permitted development schemes have been delivered within the Campus since April 2021. This proposal has a GEA footprint of 3,415sqm, which represents to 23.03% of the total April 2021 footprint. This is below the 25% cumulative footprint of the college on this date. Therefore, the proposed footprint complies with this subsection of legislation. COMPLIANT

DEVELOPMENT NOT PERMITTED	
DEVELOPMENT IS NOT PERMITTED BY CLASS M....	ASSESSMENT IN RELATION TO HOPWOOD HALL COLLEGE
<i>(b) in the case of a college, university, prison or hospital building, if any part of the development would be within 5 metres of a boundary of the curtilage of the premises;</i>	The closest ownership boundary of the college curtilage is located to the west of application site. This is shown in blue on drawing HSH-SEV-ZZ-ZZ-DR-A-00501 Rev P02 submitted with this application. This drawing also includes a 10m buffer zone, showing that the development of the new building is more than 10m from the boundary of the curtilage of the college premises. COMPLIANT
<i>(ba) in the case of a school, where any land adjacent to the site is used for a purpose within Part C of the Schedule to the Use Classes Order (residential purposes), if any part of the proposed development is within 5 metres of the boundary of the curtilage of that residential land;</i>	The development does not relate to a school. NOT APPLICABLE
<i>(c) if, as a result of the development, any land used as a playing field at any time in the 5 years before the development commenced and remaining in this use could no longer be so used;</i>	The development does not involve building upon playing fields. This position has previously been confirmed by Rochdale Borough Council in application 21/00074/FUL for the temporary school on this site where it was described as being "adjacent to playing fields". It is noted that planning permission 21/00074/FUL permitted a school and playing field on a portion of this site for a temporary period before vacating in August 2023. As this could technically be considered as an area used as playing field in the last five year, this area has been hatched in orange on drawing HSH-SEV-ZZ-ZZ-DR-A-00503 Rev P02 showing how this area has been excluded from the development area. COMPLIANT
<i>(d) if the height of any new building erected would exceed—</i> <i>(i) if within 10 metres of a boundary of the curtilage of the premises, 5 metres; or</i> <i>(ii) in all other cases, 6 metres;";</i>	This proposal is a <i>new building</i> being erected. At its closest point to the boundary of the curtilage of the premises (to the west), the building is 22m from this boundary. Therefore, a 6m height allowance is permitted. The GPDO clarifies with regarding building height measurement that <i>"(2) Unless the context otherwise requires, any reference in this Order to the height of a building or of plant or machinery is to be construed as a reference to its height when measured from ground level; and for the purposes of this paragraph "ground level" means the level of the surface of the ground immediately adjacent to the building or plant or machinery in question or, where the level of the surface of the ground on which it is situated or is to be situated is not uniform, the level of the highest part of the surface of the ground adjacent to it."</i> (see Appendix One of this report for this extract of the GPDO)

DEVELOPMENT NOT PERMITTED	
DEVELOPMENT IS NOT PERMITTED BY CLASS M....	ASSESSMENT IN RELATION TO HOPWOOD HALL COLLEGE
	Due to the size of the plot and the uneven ground level, the overall height of the building varies depending on where the measurement is taken from. As per the GPDO definition of height, the level of the highest part of the surface of the ground next to the building is the northernmost point of the building, where the natural ground level is 113.99. The consistent ridge level of the overall building is 119.99, which demonstrates a building of 6m in height. This is shown on drawing HSH-SEV-ZZ-ZZ-DR-A-00507 Rev P02. As the new building does not exceed 6m in height, the development complies with this subsection of legislation. COMPLIANT
(da)if the height of any rooftop structure would exceed 1.5 metres;”	No rooftop structures are required. COMPLIANT
(e)if the height of the building as extended or altered would exceed— (i)if within 10 metres of a boundary of the curtilage of the premises, the lesser of the height of the building being extended or altered or”;5 metres; or (ii)in all other cases, the height of the building being extended or altered;	The proposed development is not an extension or alteration, therefore not applicable. NOT APPLICABLE
(f)if the development would be within the curtilage of a listed building; or	There are two nearby listed building, namely Hopwood Hall (410m) to the north-west and Hopwood Hall Chapel (375m) to the north-west, both within the main cluster of the Middleton campus buildings. This matter was the subject of detailed discussion and review in 2025, prior to the submission of this application. To provide the College with an independent assessment, Walsingham Planning was formally appointed to provide their professional assessment of the curtilage of the above two listed buildings. Walsingham Planning acted as heritage consultants for the temporary school planning application and had no prior relationship with Hopwood Hall College. A site visit occurred in October 2025 and detailed archive research occurred to inform this objective assessment. After a full review, Walsingham Planning defined both the “curtilage” and “probable curtilage” of the nearby listed buildings. The development site falls outside of both of these boundaries. (See Appendix Two)

DEVELOPMENT NOT PERMITTED	
DEVELOPMENT IS NOT PERMITTED BY CLASS M....	ASSESSMENT IN RELATION TO HOPWOOD HALL COLLEGE
	Therefore, based upon an independent professional review, the development site falls outside of the curtilage of any listed buildings. COMPLIANT
(g) unless— (i) in the case of school, college or university buildings, the predominant use of the existing buildings on the premises is for the provision of education; (ii) in the case of hospital buildings, the predominant use of the existing buildings on the premises is for the provision of any medical or health services. (iii) in the case of prison buildings— (aa) the predominant use of the existing buildings on the premises is for the confinement of prisoners and; (bb) in the case of a closed prison, the development does not involve the erection, extension or alteration of any building beyond the perimeter as it stood on the relevant date	Part (i) is applicable. The site comprises the Hopwood Hall College Middleton Campus, where the predominant use of existing buildings on the premises is for the provision of education. COMPLIANT

CONDITIONS	
DEVELOPMENT IS PERMITTED BY CLASS M SUBJECT TO THE FOLLOWING CONDITIONS—	ASSESSMENT IN RELATION TO HOPWOOD HALL COLLEGE
(a) the development is within the curtilage of an existing school, college, university, prison or hospital;	As evidenced by the Site Location Plan, the red line containing the area of works falls within the curtilage of the existing college campus and their ownership. COMPLIANT
(b) the development is only used as part of, or for a purpose incidental to, the use of that school, college, university, prison or hospital;	The entire development will solely be used as part of the college function, providing additional construction skills education and training facilities. COMPLIANT
(c) any new building erected is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the original school, college, university, prison or hospital buildings;	The site is not located on article 2(3) land, therefore, requirements related to external appearance of the building is not applicable. NOT APPLICABLE
(d) any extension or alteration is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended or altered	The site is not an extension or alteration, therefore not applicable. NOT APPLICABLE
(e) where proposed development under Class M relates to the erection, extension or alteration of a school building that results in an increase in the school's published admission number, the developer must, within a period of six months starting with the date the development is	This development does not relate to a school building. NOT APPLICABLE

CONDITIONS	
DEVELOPMENT IS PERMITTED BY CLASS M SUBJECT TO THE FOLLOWING CONDITIONS—	ASSESSMENT IN RELATION TO HOPWOOD HALL COLLEGE
completed, submit to the local planning authority a travel plan for the site;	
(f) where proposed development under Class M relates to the erection, extension or alteration of a university building, development is permitted subject to the condition that before beginning the development the developer applies to the local planning authority for a determination as to whether the prior approval of the authority will be required as to— (i) transport and highways impacts of the proposed development; (ii) the design and external appearance of the erection, extension or alteration; or (iii) the impact of the development on heritage and archaeology;	This development does not relate to a university building. NOT APPLICABLE
(g) an application required under paragraph (f) is to be made and determined in accordance with paragraph M.2A (procedure for applications for prior approval under Class M);	This development does not relate to a university building. NOT APPLICABLE
(h) development approved pursuant to an application under paragraph (f) is permitted subject to the condition that it is completed within a period of three years starting with the prior approval date]	This development does not relate to a university building. NOT APPLICABLE
(i) where proposed development under Class M relates to the erection, extension or alteration of an open prison building, before beginning development the developer must— (i) assess the contamination and flood risks of the development; (ii) identify measures to reduce, so far as practicable, any contamination or flood risks of the development; (iii) where the development is in an area within Flood Zone 3, carry out prior consultation in accordance with paragraph M.2B (procedure for prior consultation under Class M); and (iv) provide written notification to the local planning authority of the proposed development with the documents and information listed in sub-paragraph (j);	This development does not relate to an open prison building. NOT APPLICABLE
(j) the documents and information specified in sub-paragraph (i)(iv) are— (i) a written description of the proposed development; (ii) a plan indicating the site and showing the proposed development; (iii) a drawing, prepared to an identified scale, showing— (aa) in the case of a building to be erected, the proposed external dimensions and elevations of that building; and (bb) in the case of a building to be extended or altered, the external dimensions and elevations of that building both	This development does not relate to an open prison building. NOT APPLICABLE

CONDITIONS	
DEVELOPMENT IS PERMITTED BY CLASS M SUBJECT TO THE FOLLOWING CONDITIONS—	ASSESSMENT IN RELATION TO HOPWOOD HALL COLLEGE
<i>before and after the proposed extension or alteration;</i> <i>(iv) the proposed commencement date;</i> <i>(v) written confirmation that development will not take place on any land used as a playing field, and remaining in that use, at any time in the 5 years before the proposed commencement date; (vi) the developer's contact address; and (vii) the developer's email address if the developer is content to receive communications electronically.</i>	

- 3.5 In summary, the proposed development fully complies with the limitations and conditions required of Schedule 2, Part 7, Class M of the General Permitted Development Order 2015, allowing a Lawful Development Certificate to be issued.

4.0 SUMMARY AND CONCLUSIONS

4.1 This Statement is to accompany an application for a Lawful Development Certificate (proposed) to confirm that the erection of a single storey building to a parcel of land within Hopwood Hall College's Middleton campus would be considered to be permitted development.

4.2 Specifically, we are seeking confirmation from the Local Planning Authority that the following development would be lawful:

“Construction of a single storey detached building supporting a Construction Skills Hub.”

4.3 Section 3 of this report demonstrates that the proposed development falls within the allowances of Schedule 2, Part 7, Class M of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended by 2021 and 2023 Statutory Instruments.

4.4 Having undertaken a full assessment of the development against adopted legislation, it is confirmed that the proposed development complies with the requirements of the General Permitted Development Order, and a Lawful Development Certificate can be issued.

APPENDIX ONE**GPDO 2015 EXTRACT REGARDING HEIGHT MEASUREMENT**

(b) a tramway undertaking.]

“trunk road” means a highway or proposed highway which is a trunk road by virtue of section 10(1) or 19 of the Highways Act 1980 (general provision as to trunk roads, and certain special roads and other highways to become trunk roads) ^{M27} or any other enactment or any instrument made under any enactment;

“the Use Classes Order” means the Town and Country Planning (Use Classes) Order 1987 ^{M28}; and

“World Heritage Site” means a property appearing on the World Heritage List kept under article 11(2) of the UNESCO Convention for the Protection of the World Cultural and Natural Heritage adopted at Paris on 16th November 1972 ^{M29}.

(2) Unless the context otherwise requires, any reference in this Order to the height of a building or of plant or machinery is to be construed as a reference to its height when measured from ground level; and for the purposes of this paragraph “ground level” means the level of the surface of the ground immediately adjacent to the building or plant or machinery in question or, where the level of the surface of the ground on which it is situated or is to be situated is not uniform, the level of the highest part of the surface of the ground adjacent to it.

(3) The land referred to elsewhere in this Order as article 2(3) land is the land described in Part 1 of Schedule 1 to this Order (National Parks, areas of outstanding natural beauty and conservation areas etc).

(4) The land referred to elsewhere in this Order as article 2(4) land is the land described in Part 2 of Schedule 1 to this Order (National Parks and adjoining land and the Broads).

^{F12}(5)

APPENDIX TWO**WALSINGHAM PLANNING CURTILAGE DEFINITION**