

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Approval of details reserved by condition-Approve**

APPLICATION REFERENCE: 24/00659/DOC

Applicant Mr Emma Robinson, Rochdale Development Agency Number One Riverside Smith Street Rochdale OL16 1XU	Agent Mr Luke Cooper, Architectural Emporium Ltd 87 Kempston Street Liverpool L3 8HE
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Part I - Particulars of Application

Proposal: Submission of details to comply with Condition 3 (Environment Agency Buffer Zone), Condition 11 (Window refurbishment), Condition 12(Vent Louvres), Condition 13(Window details), Condition 16 (Boundary Wall), Condition 18 (External Lighting), on planning permission 23/00623/FUL.

Location: Touchstones Arts And Heritage Centre
The Esplanade
Rochdale
OL16 1AQ

Valid On: 9 July 2024

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:

Condition(s) (6)

- 3 No development shall take place until a scheme for the provision and management of an 8-metre-wide buffer zone alongside the river Roch has been submitted to, and approved in writing by, the local planning authority. The 8-metre-wide buffer is to be measured from the top of the riverbank. Thereafter, the development shall be carried out in accordance with the approved scheme. Any subsequent variations shall be agreed in writing by the local planning authority, in which case the development shall be carried out in accordance with the amended scheme. The buffer zone scheme shall be free from built development including any additional lighting, fencing and formal landscaping. The scheme shall include:
- plans showing the extent and layout of the buffer zone (including cross sections)

- details of any proposed planting scheme (this should include native species)
- details demonstrating how the buffer zone will be protected during development and managed over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan
- details of any proposed footpaths, fencing, lighting, etc

Reason for pre-commencement condition: Land alongside the River Roch is valuable for wildlife, and it is essential this is protected. Networks of undeveloped buffer zones might also help wildlife adapt to climate change. Development that encroaches on watercourses and ponds can have a potentially severe impact on their ecological value.

Reason for condition: In order to ensure the conservation of protected species and in compliance with Policies P3, G9, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response:

The submitted details including the Environment Agency Permit, dated 08/01/2024, and covering letter, is suitable to discharge this condition, considered acceptable and hereby approved.

- 11 No development involving the refurbishment of windows shall commence until a full method statement is submitted to and approved in writing by the Local Planning Authority. The method statement should detail all tools to be used, any finishes or treatments to be applied, and should include measures to ensure that no undue damage will be sustained to historical fabric throughout the course of works. The window refurbishment works shall be implemented in accordance with the approved plans and retained as such thereafter.

Reason: In order to ensure use of appropriate detailing and materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

Officer Response:

The submitted method statement, RTAG.03 - Touchstones Roof – RTAG.03, is acceptable. The development shall be carried out in accordance with the approved details.

- 12 Notwithstanding the hereby approved plans, the proposed vent louvres, including any new openings, shall not be installed until a method statement detailing how the openings are to be cut, measures including ensuring no undue damage to external stone fabric, as well as new openings, product specification and cross sectional drawings at a scale of 1:20, have been submitted to and approved in writing by the Local Planning Authority. The works to vent louvres shall be implemented in accordance with the approved method statement and plans and retained as such thereafter.

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. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

Officer Response: The submitted method statement 'RTAG.03 - Touchstones Roof – RTAG.03' is acceptable. The development shall be carried out in accordance with the approved details.

- 13 No development relating to any window on existing openings shall take place, until elevation and cross-section details at a scale of 1:20, and product specifications of any replacement windows or vents to be installed are submitted to and approved in writing by the Local Planning Authority. The development hereby shall be implemented in accordance with the approved details and retained as such thereafter.

Reason for condition: 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. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

Officer Response: The submitted documents and details comprising:

- **RTAG03-SH-7000-5C-5-NBSSpecification**
- **Roof Zone 1North Elevation - Window Repairs RTAG.03 2212 Status 5C Rev 3**
- **Roof Zone 1East Elevation - Window Repairs RTAG.03 2211 Status 5C Rev 3**
- **Roof Zone 1South Elevation - Window Repair RTAG.03 2210 Status 5C Rev 3**
- **Roof Zone 1West Elevation - Window Repairs RTAG.03 2213 Status 5C Rev 3**

Are accepted.

The development shall be carried out in accordance with the approved details and drawings in order to comply with the requirements of the condition.

- 16 No development shall commence involving demolition of the boundary wall, until details, specification and photographic samples of any new and replacement boundary wall have been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall be implemented in accordance with the approved details and retained as such thereafter.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Officer Response:

The submitted boundary wall details comprising:

- **P21522-00-001-GIL-0302-C03 Terrace Wall Elevations**
- **P21522-00-001-GIL-0303-C05 Terrace Wall Sections**
- **P21522-00-001-GIL-0306-C04 Step Details 01**
- **P21522-00-001-GIL-0307-C06 Step Details 02**
- **3.545-BOUNDARY WALL - RTH IMAGES**

are acceptable. The development shall be carried out in accordance with the approved details.

- 18 Notwithstanding details on the approved plans, no external lighting shall be installed on the building or elsewhere on the site unless a scheme for such lighting, including type, design, siting, site plan, luminance levels and product specification, are submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented and operational.

Reason: To ensure that any proposed external lighting on the site is acceptable in its context and do not detract from the character and appearance of the Conservation Area or the setting of the listed building, in accordance with NPPF chapter 16 and the Planning (Listed Buildings and Conservation Areas) Act 1990

Officer Response: The submitted drawings and documents comprising:

- **4025-SHA-XX-00-DR-E1000 - General & Emergency Lighting Layout - Ground Floor C5**
- **AFLP1B3NMDA_2025-11-19**

- e137_en

Are accepted. Development shall be carried out in accordance with the approved details.

Date of Decision: 05/06/2026

Melanie Hale
Head of Planning

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.