

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Lawful Development: (Proposed Use)**

APPLICATION REFERENCE: PL/2026/0428

Applicant Hopwood Hall College Rochdale Road Middleton Rochdale M24 6XH	Agent Brian Kavanagh Clarendon House Victoria Avenue Harrogate, HG1 1JD
---	---

Part I - Particulars of Application

Proposal: Application for a certificate of lawfulness for the proposed construction of a single storey detached building supporting a construction skills hub

Location: HOPWOOD HALL COLLEGE, ROCHDALE ROAD, MIDDLETON

Valid On: 11 May 2026

DECISION: GRANT PERMISSION**Approval Reason(s) (1)**

- 1 The proposed development of a single storey detached building to support a construction skills hub for use of the college would comprise development permitted under Schedule 2, Part 7, Class M of the Town and Country Planning (General Permitted Development (England) Order 2015, as amended.

Date of Decision: 10/07/2026

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.

Your attention is drawn to the following (2)

1	<u>Plans</u> For the avoidance of doubt, the decision relates to the following drawings:- Location Plan – Drawing no. 00500 Revision P02 Building Footprint Calculation – Drawing no. 00501 Revision P02 Existing Site Plan – Drawing no. 00502 Revision P02 Proposed Site Plan – Drawing no. 00503 Revision P02 Proposed Ground Floor Plan – Drawing no. 00504 Revision P02 Proposed Roof Plan – Drawing no. 00505 Revision P02 Proposed Elevations – Drawing no. 00506 Revision P02 Existing and Proposed Site Sections – Drawing no. 00507 Revision P02
2	<u>Protected species</u> Condition 6 of planning permission 21/00074/FUL is brought to the applicant's attention. This advised that the site was a likely habitat for Great Crested Newts which are a European protected species and receive full protection under the Conservation of Species and Habitats Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended). It is illegal to deliberately capture, injure or kill a Great Crested Newt, disturb them in their breeding or resting places, and damage, destroy or obstruct access to their habitats. This permission does not take precedence over these legal protections and you should seek advice from an appropriately qualified ecologist to ascertain any further permissions that may be required, including a mitigation licence from Natural England.