

Officer Report

Case Reference: PL/2026/0496
Location: ST MARYS C OF E PRIMARY SCHOOL, OLDHAM ROAD, ROCHDALE, OL11 2HB
Proposal: Internal refurbishment of the reception classroom, including replacement floor, enhancement of underfloor ventilation, new French drain. Removal of existing plasterboard partitions and replacement with new plasterboard partitions to form corridor and adjacent classroom wall. Removal of existing lay in grid suspended ceiling in reception classroom and replacement with new plasterboard suspended ceiling with new LED lighting, acoustic baffles and radiant panels
Recommendation: Approve with Conditions
Officer: Michael Atkinson-Smith

Condition(s) (5)

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The works shall be carried out in accordance with the following plans hereby approved:

- SMS-SEV-ZZ-00-DR-A-02040-C02-Proposed Fire Plan Area A
- SMS-SEV-ZZ-00-DR-A-02100-P01-Existing Floor Plan
- SMS-SEV-ZZ-00-DR-A-02101-P03-Proposed Demolition Plan Area A
- SMS-SEV-ZZ-00-DR-A-02300-C06-Proposed GA Plan Area A
- SMS-SEV-ZZ-00-DR-A-02400-C03-Proposed Ceiling Plan Area A
- SMS-SEV-ZZ-00-DR-A-03000-PC04-Proposed Section 1

- SMS-SEV-ZZ-00-DR-A-03001-C05-Proposed Section 2
- SMS-SEV-ZZ-00-DR-A-03002-C04-Proposed Section 3
- SMS-SEV-ZZ-00-DR-A-03003-C03-Proposed Section 4
- SMS-SEV-ZZ-00-DR-A-05001-P01-Internal Door Schedule
- SMS-SEV-ZZ-ZZ-RP-A-09100-P01-Heritage Statement

Reason: for the avoidance of doubt and to ensure a satisfactory standard of works in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework

- 3 No installation of metal grilles shall take place until such time as a full product specification has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and conservation of the historic environment in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas Act) 1990, policy JP-P2 of the adopted Places for Everyone joint development plan, policies P2 & DM1 of the adopted Rochdale Core Strategy and Chapter 16 of the NPPF.

- 4 The proposed air vents hereby approved shall not otherwise be formed than from cast iron and colour treated in RAL 9005 Black.

Reason: In the interests of visual amenity and conservation of the historic environment in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas Act) 1990, policy JP-P2 of the adopted Places for Everyone joint development plan, policies P2 & DM1 of the adopted Rochdale Core Strategy and Chapter 16 of the NPPF.

- 5 The original kitchen door once installed shall be retained, suitably protected from decay and retained on site.

Reason: In the interests of conservation of the historic environment in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas Act) 1990, policy JP-P2 of the adopted Places for Everyone joint development plan, policies P2 & DM1 of the adopted Rochdale Core Strategy and Chapter 16 of the NPPF.