

Officer Report

Case Reference: OTH/2026/0165
Location: Hopwood Hall College Rochdale Campus, St Marys Gate,
Rochdale, OL12 6RY
Proposal: Submission of details to comply with conditions 6 (cladding
details) and 8 (window and door specification) on planning
permission 25/00541/FUL
Recommendation: Approve
Officer: Rachel Carney

Recommendation: Approve

Condition(s) (2)

- 6 Notwithstanding the approved plans, no development beyond the superstructure of the new teaching building shall commence until external cladding details for the new teaching building have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, details shall include the cladding material, colour and finish, section drawings (1:10 or 1:20 scale) and elevational drawings (1:100 scale). The development shall thereafter be carried out in accordance with the approved details and drawings.

Reason: In the interests of visual amenity and to ensure that the teaching building provides a positive contribution to the visual amenities and character of the area in accordance with policies P1, P2, P3 and DM1 of the Rochdale Core Strategy, policy JP-P1 of Places for Everyone Joint Development Plan and the National Planning Policy Framework.

The following drawings have been submitted:

- FE0012-SRA-01-00-D-A-2141-223 Brickwork Floor External Corner Window Jamb Plan Detail
- FE0012-SRA-01-00-D-A-2143-223 Brickwork Window Door Jamb Plan Detail
- FE0012-SRA-01-00-D-A-2150-223 Brickwork Window Jamb Plan Detail
- FE0012-SRA-01-00-D-A-2171-223 Brickwork Window Sill Section Detail
- FE0012-SRA-01-00-D-A-2172-223 Brickwork Window Head Section Detail
- FE0012-SRA-01-00-D-A-2183-223 Ground Floor Door Threshold Section Detail

- FE0012-SRA-01-XX-D-A-3120-232 Window Types 1
- FE0012-SRA-01-XX-D-A-3121-232 Window Types 2
- FE0012-SRA-01-XX-D-A-3122-232 Curtain Wall Types
- FE0012-SRA-01-XX-D-A-3221-232 External Door Types
- FE0012-SRA-01-ZZ-D-A-2154-223 Cladding Corner Window Jamb Plan Detail
- FE0012-SRA-01-ZZ-D-A-2156-223 Cladding Window Jamb Plan Detail
- FE0012-SRA-01-ZZ-D-A-2173-223 Cladding Window Sill Section Detail
- FE0012-SRA-01-ZZ-D-A-2174-223 Cladding Window Head Section Detail
- FE0012-SRA-XX-XX-D-A-2026 Rev C04 East and West Site Elevations
- FE0012-SRA-01-XX-D-A-2022 Rev C05 North and West Elevations
- FE0012-SRA-XX-XX-D-A-2025 Rev C03 North and South Site Elevations
- FE0012-SRA-01-XX-D-A-0223 Rev P05 South and East Elevations
- FE0012-SRA-01-XX-D-A-2120 Rev C02 Nursery Entrance Canopy Sheet 1
- FE0012-SRA-XX-XX-L-A-0093 External Finishes Schedule

The proposed cladding material for the main building is profile metal cladding in Oxide Red RAL 3009 (Vieo standing seam, Colorcoat Prisma).

The proposed cladding material for the nursery entrance is profile metal and soffit cladding in Grass Green RAL 6010.

The submitted details are considered to be acceptable and subject to construction in accordance with these details, the requirements of condition 6 are satisfied.

- 8 No development beyond the superstructure of the new teaching building shall take place until a scheme for the full specification of the windows and doors have been submitted to and approved in writing by the Local Planning Authority. The specification shall include, at a scale of not less than 1:20 the longitudinal and cross sectional detailing with the depth of the reveal shown, cill and lintel detailing and means of opening together with any finished treatment and the window and doors shall be installed in accordance with the approved specification prior to first use of the extension and retained thereafter.

Reason: In the interests of visual amenity and to ensure that the development provides a positive contribution to the visual amenities and character of the area in accordance with policies P1, P2, P3 and DM1 of the Rochdale Core Strategy, policy JP-S1 of Places for Everyone Joint Development Plan and the National Planning Policy Framework.

The following plans have been submitted:

- FE0012-SRA-01-00-D-A-2141-223BrickworkFloorExternalCorner_WindowJambPlanDetail
- FE0012-SRA-01-00-D-A-2143-223BrickworkWindow_DoorJambPlanDetail
- FE0012-SRA-01-00-D-A-2150-223BrickworkWindowJambPlanDetail
- FE0012-SRA-01-00-D-A-2171-223BrickworkWindowSillSectionDetail
- FE0012-SRA-01-00-D-A-2172-223BrickworkWindowHeadSectionDetail

- FE0012-SRA-01-00-D-A-2183-
223GroundFloorDoorThresholdSectionDetail
- FE0012-SRA-01-XX-D-A-3120-232WindowTypes1
- FE0012-SRA-01-XX-D-A-3121-232WindowTypes2
- FE0012-SRA-01-XX-D-A-3122-232CurtainWallTypes
- FE0012-SRA-01-XX-D-A-3221-232ExternalDoorTypes
- FE0012-SRA-01-ZZ-D-A-2154-
223CladdingCorner_WindowJambPlanDetail
- FE0012-SRA-01-ZZ-D-A-2156-223CladdingWindowJambPlanDetail
- FE0012-SRA-01-ZZ-D-A-2173-223CladdingWindowSillSectionDetail
- FE0012-SRA-01-ZZ-D-A-2174-223CladdingWindowHeadSectionDetail
- FE0012-SRA-XX-XX-D-A-2026 Rev C04 East and West Site Elevations
- FE0012-SRA-01-XX-D-A-2022 Rev C05 North and West Elevations
- FE0012-SRA-XX-XX-D-A-2025 Rev C03 North and South Site Elevations
- FE0012-SRA-01-XX-D-A-0223 Rev P05 South and East Elevations
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A window sample has also been provided and viewed on site and this is confirmed as Aluminium PPC Anthracite grey RAL 7016.

The submitted details are considered to be acceptable and subject to the windows and doors being installed in accordance with the above details, the requirements of condition 8 are satisfied.