

Technical Communication

TC No: TC-071
Revision: P01
Date: 06/05/2026

Project Ref: 20765-HCO
Project Name: Milnrow Chapel

Info/Action By: Local Planning Authority

SUBJECT: DISCHARGE OF PLANNING CONDITIONS

This report has been prepared to accompany a Discharge of Condition Application in respect of the following Full Planning Applications:

- 24/00547/FUL

3. *Prior to their first installation, large-scale (1:10 or 1:20) details and materials of the following shall be submitted to and approved in writing by the Local Planning Authority:*

- *New and replacement steps, handrails and balustrades*
- *New and replacement windows and doors*
- *Vents*

The development shall thereafter be completed in accordance with the approved details and retained thereafter.

Please see the following drawing enclosed to partially discharge the condition:

New and replacement steps, handrails and balustrades

HCO-SEV-ZZ-ZZ-DR-A-07001-C02-External Steps and Balustrade Details Sheet 1 of 2
HCO-SEV-ZZ-ZZ-DR-A-07003-C02-External Steps and Balustrade Details Sheet 2 of 2
HCO-SEV-ZZ-ZZ-DR-A-07005-C02-External Steps and Slope Details Sheet 3
HCO-SEV-ZZ-ZZ-DR-A-07006-C02-External Steps and Slope Details Sheet 4
HCO-SEV-ZZ-00-DR-A-07004-C02-External Rear Steps and Balustrade Details

New and replacement windows and doors

HCO-SEV-ZZ-ZZ-DR-A-00580-P01-Proposed Clerestory Window Details
HCO-SEV-ZZ-ZZ-DR-A-00180-P01-New Internal Doors
HH Smith - Milnrow Chapel - Door Drawing

Vents

HCO-SEV-ZZ-ZZ-DR-A-00581-P01-Proposed Louvre Details

Please also see below the external vent specification:

Manufacturer/Product Reference: GDL Bank Weather Louvre

Model: 50mm pitch

Width: Approx. 2100mm (Exact size TBD on site to fit existing openings)

Height: Approx. 400mm (Exact size TBD on site to fit existing openings)

Finish: PPC Black (Colour to match existing clerestory window frame)

Please see adjacent image for reference:



6. *If any additional repair works, beyond those detailed in the application are required, prior to the additional works taking place, a detailed schedule of repairs and finishes shall be submitted to and approved in writing by the Local Planning Authority. The repairs shall be undertaken in accordance with the approved schedule and retained thereafter.*

Please see the following drawing enclosed to discharge the condition in relation to repair works to existing steps:

HCO-SEV-ZZ-00-DR-A-07004-C02-External Rear Steps and Balustrade Details

8. *All new and replacement rainwater goods shall be cast iron and shall match the existing in terms of size, shape and profile upon first installation. In the event that the existing rainwater goods are found to be inadequate for the volume of runoff, large scale details (at 1:10 or 1:20) of the new rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The rainwater goods shall be installed in accordance with the approved details and retained thereafter.*

The existing surface water drainage has been investigated and it has been discovered that the main roof drainage is via a series of RWPs cast inside the perimeter concrete columns. The majority of these are blocked and investigations as to where these drain into have so far proved to be inconclusive.

There are also two RWPs and hoppers to the front elevation which we don't believe were original to the building and which are due to be replaced with new cast iron goods.

It is proposed to install a series of new external RWPs and hoppers which would offer a number of benefits to the long term condition/maintenance of the historic fabric including the following:

- Any blockages would be easier to identify and deal with since they are external to the building
- The condition of the existing internal RWPs is unknown without further invasive works
- Taking the surface water away from the building at the earliest point would result in less chance of leaks internally which could damage historic fabric

It is proposed to install 4no. new RWPs with hoppers. The existing hopper and down pipe dimensions are not considered to be of sufficient capacity to deal with the volume of surface water run-off from the roof. It is therefore proposed to install something similar to the original but at a larger size. In placing the new rainwater goods, we have tried to find a balance between aesthetics and practicality in terms of even distribution of surface water to ensure that the roof drains correctly.

The proposed new rainwater goods are as follows:

Manufacturer:

J & JW Longbottom, Bridge Foundry, Holmfirth, Huddersfield HD9 7AW

Hoppers:

Ornamental Rainwater Head No. 82 (please refer to brochure extract in **Appendix 01**)

RWPs:

Cast Iron Square RWP (100mm x 125mm)

Fittings:

Ear brackets to match existing

Shoes to match existing

Colour: Grey to suit surrounding blockwork

Please see the following drawing enclosed to discharge the condition:

HCO-SEV-ZZ-ZZ-DR-A-00542-P03-Proposed Elevations 1 of 2
HCO-SEV-ZZ-ZZ-DR-A-00543-P04-Proposed Elevations 2 of 2
HCO-SEV-ZZ-ZZ-DR-A-00522-P03-Proposed Roof Plan
HCO-SEV-ZZ-ZZ-DR-A-00170-P01-Proposed RW Goods Details

9. *Prior to any external landscaping works taking place details of the hard and soft landscaping proposals and extended paving areas shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be provided prior to first use of the building and be retained thereafter.*

Please see the following drawing enclosed, including the specifications below, to partially discharge the condition:

HCO-SEV-ZZ-ZZ-DR-A-00502-P02-Proposed Site Plan

HARD LANDSCAPING:

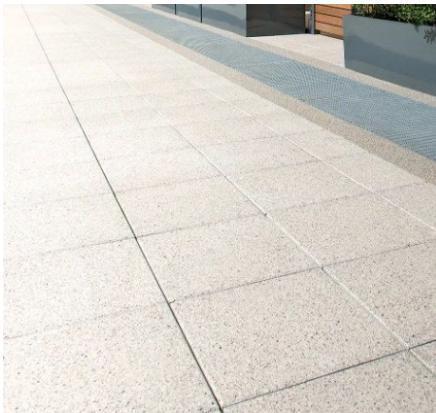
New Paved Areas, Sloped Access Route and Landings:

Manufacturer: Marshalls

Product: Conservation X Paving

Color/Finish: Skimmed Finish, Silver Grey

Please see the photograph below of the proposed paving specification



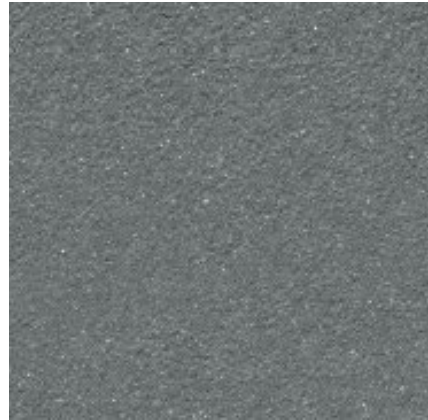
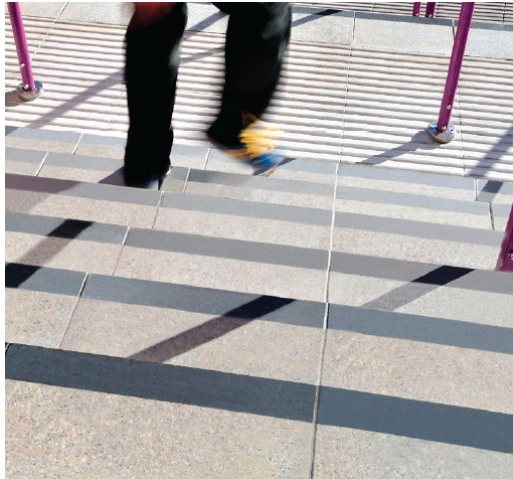
New and Refurbished Steps:

Manufacturer: Marshalls

Product: Conservation X Textured Step Tread

Colour/Finish: Blue Grey

Please see the photograph below of the proposed paving specification



Paths to Rear & Side of the Chapel:

New tarmac path

Colour: Black

EXTERNAL SOFT LANDSCAPING WORKS:

Proposed Grass planting: 30% Wildflower pollinator-friendly seed mix; 70% Amenity Grass species

14. *No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Project Design that has been submitted to and approved in writing by the local planning authority. The Project Design shall cover the following:*
- 1. A phased programme and methodology to include:*
 - a) a historic building survey (Historic England Level 3);*
 - b) an archaeological watching brief during any ground-breaking works.*
 - 2. A programme for post-investigation assessment to include:*
 - a) analysis of the site investigation records and finds;*
 - b) production of a final report on the significance of the heritage interest recorded.*
 - 3. Deposition of the final report with the Greater Manchester Historic Environment Record.*
 - 4. Dissemination of the results of the site investigations commensurate with their significance.*
 - 5. Provision for archive deposition of the report, finds and records of the site investigation.*
 - 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved Project Design*

Please see the following report enclosed to discharge the condition:

CivHer_PRN-61064_Project-Design_Hopwood-Hall-WB (30-Jan-25) comb