

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00547/FUL

CASE OFFICER

Rachel Carney

DETERMINATION DATE 26.08.2024 **EXT OF TIME** 21.10.2024

Address: Hopwood Hall College, Middleton Campus Rochdale Road Middleton M24 6XH

Proposal: Conversion of former chapel to provide education/teaching facility including internal and external repairs and internal works to provide classrooms and associated facilities, alongside external landscaping and the addition of one accessible parking space.

PUBLICITY	Weekly list expired?	y	Site notice expired?	y
	Neighbour letters expired?	y	Press Notice expired?	y

DELEGATION	Significant departure from local plan?	n	Contrary to national policy?	n
	Applicant a Council Member or officer?	n	Contrary to previous decision?	n
	Major with 10 or more objections and recommending approval?	n	Called in or Planning Panel objection?	n

COMMENTS	Planning Panel comments received?	n
	Neighbour comments received?	n

EIA	Screening opinion completed and saved to Onbase?	n
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CONDITIONS	Pre-commencement conditions proposed?	y
	Pre-commencement conditions agreed (or notification period expired)?	y

RECOMMENDATION	APPROVE
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SITE

The application relates to the Grade II listed Hopwood Hall Chapel. The chapel is within the grounds of Hopwood Hall College and it was opened in 1965 to serve the De La Salle College, which was a teacher training college for Catholic men. The chapel is also within the ground of the Grade II* Hopwood Hall and within the Green Belt.

The listing description for the chapel reads:

Chapel (now deconsecrated). 1964-65. Designed by Frederick Gibberd in association with Reynolds and Scott. Reinforced concrete frame with mauve-coloured concrete block infill. Ring beam exposed at eaves has counterweights for the roof at the corners and is of board-marked, unpainted reinforced concrete; lantern ribs are of exposed, unpainted precast concrete. Copper low-pitched roof; coloured glass to lantern. Narrow, horizontal band of glazing separates the wall from the ring beam above on each side, except the entrance side and the facet opposite. Octagonal plan with low, projecting lean-to entrance to one angle, reached by a pair of flying staircases. Central altar, raised on several steps. Projecting organ gallery with organ facing the entrance (and containing former sacristy behind). Polygonal side chapel with metal railings to right of this. Ceiling has double 'Y' shaped expressed framing, with white triangular infill panels between. Original benches have been removed. Coloured glass in lantern comprises simple rectangles of red, yellow and green and was designed by D Atkins. This centralised chapel reflects the influence of the Liturgical Movement and is related to Gibberd's Liverpool Cathedral in its design. This building was formerly included in 12th Rochdale list.

Historic England are currently undergoing a listing review of the Chapel.

PROPOSAL

The application seeks to convert the former chapel to provide an education and teaching facility for Hopwood Hall College. To facilitate the conversion various internal and external works are proposed and these include:

- The subdivision of the space through the insertion of individual classroom pods;
- Raising of the floor levels;
- The installation of an open-timber framed structure within the sanctuary;
- Conversion of the sacristy into toilets;
- New access path around the chapel, including new railings, ramp and steps;
- Repairs and replacement of railing and paving;
- New external plant enclosure;
- New accessible parking bay;
- New lighting and signage;
- New doors;
- Repairs to existing fabric and replacement of roof on a like for like basis.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-S1 Sustainable Development
JP-S4 Flood risk and the water environment
JP-G2 Green infrastructure network
JP-G7 Trees and woodland
JP-G8 A net enhancement of biodiversity and geodiversity
JP-G9 The Green Belt
JP-P2 Heritage
JP-P5 Education, skills and knowledge

Adopted Rochdale Core Strategy (CS):

C7 Delivering education facilities
P1 Improving image
P2 Protecting and enhancing character, landscape and heritage
P3 Improving design of new development
G4 Protecting Green Belt
G6 Enhancing green infrastructure
G7 Increasing the value of biodiversity and geodiversity
G8 Managing water resources and flood risk
G9 Reducing the impact of pollution, contamination and land instability
T2 Improving accessibility
DM1 General development requirements

Unitary Development Plan (UDP):

G/D/2 Green Belt
D/5 Infilling at Major Existing Developed Sites in the Green Belt

Supplementary Planning Documents (SPD):

RELEVANT SITE HISTORY

05/D46074 – Internal Alterations To Listed Building – Granted
06/D47670 – Installation Of 2 Prefabricated Units, Construction Of Link Porch Extension And New Steps And Access Ramp – Approved
06/D47671 - Alterations And Extension To Listed Building Including 2 New Prefabricated Units, Link Porch Extension And New Steps And Access Ramp – Granted
24/00169/LBC - Listed Building Consent for works to Grade II Listed Building consisting; facilitate future repair and refurbishment, includes concrete testing to frame, external wall investigation works, ground slab investigation works, removal of damaged building fabric & asbestos and creation of path to perimeter of building for access - Granted

24/00548/LBC - Conversion of former chapel to provide education/teaching facility including internal and external repairs and internal works to provide classrooms and associated facilities, alongside external landscaping and the addition of one accessible parking space – Undetermined

CONSULTATION RESPONSES

Highways And Engineering

No objections.

Env Health - Noise/Odours

This section has no objections to the proposals

Conservation And Design

First comments – The proposal would provide a new long term use for the chapel and this is welcomed. However, overall it would result in less than substantial harm to its significance and this harm needs to be thoroughly justified and weighed against the public benefits of the scheme.

Second comments – The proposal would result in less than substantial harm to the significance of the heritage asset, and this should be weighed against any public benefit.

Tree Officer

No comments received to date

Environmental Control (Landfill Gas)

No comments received to date

Gtr Manchester Ecology Unit

First comments – Advised that further bat survey are required.
Reasonable avoidance measures required for other protected species.
Additional information required in respect of BNG exemption.

Second comments – A bat license is required from Natural England.

Third comments – Satisfied that the development is exempt from Biodiversity Net Gain.

Fourth comments – Satisfied that a licence does not appear to be required for the works.

Environment Agency

No objection

Joint Committee Of National Amenity Societies

Twentieth Century Society – Confirmed that they are content with the proposed approach.

Historic England

First comment – Concerns over the proposed sub-division of the chapel interior and the impacts this will have on its significance.

Advised that the chapel is currently subject of a list entry amendment, to consider whether the listing grade is still considered to be correct.

Second comments – The subdivision of the space will result in less than substantial harm to the significance of the chapel but the level of harm will be at the lower end of less than substantial. Also welcome the replacement of the worn out copper roof.

Greater Manchester Archaeological Advisory Service

The proposal will necessitate some loss of historic fabric, albeit relatively minor, and this should be recorded in advance.

Suggested condition for a historic building survey (level 3).

REPRESENTATIONS

The application has been publicised with a site notice, press notice and neighbour notification letters. No representations have been received.

ANALYSIS

The application site is located within the Green Belt as allocated under the Rochdale Unitary Development Plan Proposals Map. The National Planning Policy Framework, states that 'The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence'.

The NPPF lists the five purposes of the Green Belt:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 154 states that Local Planning Authorities should regard the construction of new buildings as inappropriate in the Green Belt unless it meets one of the listed exceptions:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Under paragraph 155 of the NPPF certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- a) mineral extraction;
- b) engineering operations;
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Saved UDP policy D5 is also relevant to the application with the site allocated as a major existing site within the Green Belt. This policy sets out that limited infilling within the major existing developed sites within the green belt will be permitted provided that the development:

- a) Is related to the continuing use of the site
- b) Is contained within the boundary shown on the proposals map
- c) Has no greater impact upon the purposes of including land in the green belt than the existing development
- d) Does not lead to a major increase in the developed proportion of the site; and
- e) Does not exceed the height of the existing buildings on site.

The application comprise predominantly conversion works to provide internal teaching facilities and these works would fall under paragraph 155 d) as an exception to inappropriate development in the Green Belt.

Additional works are proposed to the external of the building and these include; the addition of a plant enclosure to the rear of the building and creation of a new accessible parking bay. The existing paths, steps and handrails around the perimeter of the building and the access steps are to be repaired and/or replaced and a new accessible pedestrian access route to the building is to be formed. The external changes to the site, where they would fall beyond repairs, would comprise limited infilling that would clearly be related to the continuing use of the college as an education facility. The external works would be limited in their scale and would be clearly seen in the context of the existing chapel building and the wider college campus and would fall within the requirements of paragraph D5. Within the context of Green Belt policy, the development is acceptable.

Heritage and design

Hopwood Hall Chapel is a Grade II listed building, originally built as a Catholic chapel for the De La Salle College. The building is constructed of a reinforced concrete frame, set out in an octagonal configuration with a central, glazed spire and a felted roof with a copper coating. The chapel was deconsecrated in the 1990's and the cross and pews were removed. The building is currently used for storage but has previously been used as a fitness centre and skills for life accommodation for the college.

The chapel is currently listed at grade II for its special architectural and historic interest. Historic England are however, currently undergoing a listing review of the Chapel, along with the grade II* listed Liverpool Cathedral, designed by the same architect and in the

same style. The reassessment needs to be taken into account in consideration of the current applications at the site.

The application seeks various alterations to the internal and external of the building to facilitate its conversion to a teaching facility for Hopwood Hall College.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to have special regard, when assessing applications affecting a listed building or its setting, to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Paragraph 196 establishes that when determining applications that impact on heritage assets, consideration should be given to the following:

- a) The desirability of sustaining and enhancing the significance of the heritage assets and putting them to viable uses consistent with their conservation
- b) The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) The desirability of new development making a positive contribution to local character and distinctiveness; and
- d) Opportunities to draw on the contribution made by the historic environment to the character of a place.

NPPF paragraph 200 states that 'local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'.

Paragraph 208 also sets out where development would lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.

NPPF paragraph 205 states that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.'

Paragraph 206 states that 'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.'

Paragraph 207 states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Rochdale Core Strategy policy P2 seeks to protect the borough's heritage. This includes through conserving enhancing and promoting key heritage assets, which include listed buildings.

To convert the chapel into a leaning centre a number of internal and external changes are proposed and these include:

- The subdivision of the space through the insertion of individual classroom pods,
- Raising of the floor levels throughout
- The installation of an open-timber framed structure within the sanctuary
- Conversion of the sacristy into toilets

- New access path around the Chapel, including new railings, ramp and steps.
- Repairs and replacement of railings and paving
- New external plant enclosure
- New accessible parking bay
- New lighting and signage
- New doors
- Repairs to existing fabric and replacement of roof on like-for-like basis

The above include a number of repairs to the existing building, including repairs to the windows, lantern structure and blockwork. Through consultation with the Council's Conservation Officer and Historic England, subject to the submission of appropriate details (which can be secured through condition), it is considered that these repairs would help to restore the structure and prevent its further deterioration.

Repairs to the roof and replacement of the existing cladding are also proposed. Initially, the Council's Conservation Officer had concerns over this element of the works and particularly whether the wholesale replacement of the copper was necessary/justified. It was noted that the application details that the roof and cladding have exceeded their serviceable life and are beyond repair, however, generally speaking, copper roofs can last for 80 to 100 years, with the Conservation Officer noting that repair is almost always preferable to wholesale replacement.

Following these comments further detail regarding the concerns with the existing roof and the difficulties with attempting to patch repair it has been submitted. The Conservation Officer and Historic England have both now confirmed that this element of the application is acceptable with Historic England noting that they welcome the replacement. It is accepted by HE that the new copper will have a different visual impact to the existing aged, green copper, but this is the appropriate material for the replacement roof covering as it will be a like for like repair and will ensure a long-term sustainable future for the building.

Another main element of the application is the subdivision of the space into classrooms and this would take the form of individually serviced pods which would not extend up to the ceiling height. It is noted that the chapel was designed as a largely open space and that the insertion of pods into this space would undermine the legibility of the space, with little of the open plan character remaining at ground floor level, although the relatively low height would enable the volume of the building above the pods to be appreciated. The Council's Conservation Officer advised that the insertion of the pods would result in less than substantial harm.

Historic England have also noted that the sub-division of the internal space will cause less than substantial harm to the significance of the chapel with the proposals reducing the legibility of the space. In particularly HE, raised concerns over the view from the entrance towards the sanctuary, with the proposed being that of an enclosed corridor leading to the centre of the building. Following these concerns amendments have been made to the plans to lower the roofs of the proposed classroom pods and to have larger areas of glazing. It is considered that this change will give a greater impression of height and openness inside the chapel and help to sustain significance. With this amendment, HE have advised that the level of harm will be at the lower end of less than substantial.

In regards the other changes, the installation of a wooden structure within the sanctuary would be a relatively light weight structure, but nevertheless would result in some less than substantial harm. Additionally, the enclosure of the small chapel would result in some harm to significance, although it is noted that the proposal would retain existing

features that would be incorporated into the design. It is considered that large scale details of this enclosure should be sought through condition.

The application also includes the creation of new toilets in the Sacristy. It is acknowledged that this is the only existing enclosed space within the chapel and within the Sacristy there are original dark wood feature and fittings. The space is identified of being of medium significance and the subdivision of it and loss of original fixtures would result in less than substantial harm, although this would be partially mitigated by the reuse of existing joinery where possible. Through condition a photographic record of the chapel should be carried out prior to commencement and a schedule of joinery and its reuse should also be provided.

The floor level of the chapel is also to be raised and this would result in some harm to significance. The raised level of the Sanctuary and its central position mark it as the most important space within the building. The plans indicate that this would remain the case in terms of floor levels. It is also confirmed that existing floors would be protected and retained beneath the new finishes. It is accepted that the raising of the floor levels would enable servicing to be screened from view.

External works are also proposed and these include a new path along the exterior. Original steps and railings are proposed to be retained and refurbished, while heavily altered elements would be replaced. A schedule for these works and large scale details should be required by condition. Subject to these details, it is considered that this element would have a neutral impact on significance. Details of lighting should also be required through condition.

In regards the external plant room, this would result in some harm to significance, but this would be mitigated by its position to the rear of the building. Its positioning external to the building would also minimise the need for intrusive plant to be sited internally. Details of the cladding should be required by condition. It is suggested that a dark coloured timber, perhaps echoing the woodwork internally, which would appear more recessive when viewed in the context of the Chapel.

Further to the above, it is considered that there would be some less than substantial harm to the significance of the listed chapel through both the internal and external works required to use the space as a learning centre. However, as accepted by the Council's Conservation Officer and Historic England, this harm would be outweighed by the positive public benefits that would arise from bring the building back into use and from the extensive programme of repairs. No objections to the proposals are raised by Historic England or the Council's Conservation Officer and in this regard the application complies with the Core Strategy, PFE policies and the NPPF.

In other heritage matters Greater Manchester Archaeological Advisory Service (GMAAS) have advised that the application site is the site of a historic circular feature, possibly a fountain, as shown on the OS map of 1910 and 1929. This feature was enclosed by walling and accessed by a path to the south and north, with the latter leading directly via steps to Hopwood Hall, evidently forming a key component of the landscape design. Any remains of this structure could be of archaeological interest and therefore this should be recorded prior to development through a historic building survey and archaeological watching brief that should be secured through condition.

The application also includes asbestos removal that has previously been approved under application 24/00169/LBC. Under this application it was established that there were several areas of asbestos within the building, including decorative asbestos roofing panels, the removal of which would result in less than substantial harm to the

significance of the building. It was however acknowledged that asbestos can be harmful in disturbed and that its presence could limit future uses of the building. Therefore, it was determined that the asbestos removal was acceptable and justified through public benefits. A detailed schedule of the removal was requested through condition and it is considered that given these works have been included under this application, the conditions should be replicated.

Similarly the application includes concrete repairs that were also approved under application 24/00169/LBC. As per the previous approval, these works shall be undertaken in accordance with the submitted schedule of works.

Ecology

Policy G7 of the Core Strategy requires developments to protect existing biodiversity including trees and vegetation. The NPPF also requires the planning system to contribute to and enhance the natural and local environment and policy JP-G8 of PfE requires that through local planning a net enhancement of biodiversity resources will be sought.

The Greater Manchester Ecology Unit have been consulted on the application and advised in their initial comments that further bat surveys are required. This is due to a bat roost previously being recorded in the chapel and the submitted survey assessing the building as low risk and recommending a dusk survey.

Following these comments a further bat survey was been submitted and reviewed by GMEU. This survey found that low numbers of bats continue to utilise the building as a roost. Based on this GMEU advised that despite the bat species (which is currently unknown), mitigation or retention is possible on the site and the conservation status of the species present should be maintained, but given that as at least disturbance will occur during the proposed works, it was recommended that licence will be required from Natural England and a suggested condition was been provided.

The applicants later undertook further survey of the building and in particular the roost previously identified. Upon further survey this roost was determined to be inhospitable as it is part of the drainage system. GMEU have therefore agreed that there is no likelihood of bats roosting in this feature due to retained water and a metal lining and a licence is therefore not required. However, the precautionary working methods, as detailed in section 4.12 – 4.16 of the Nocturnal Bat Survey should be conditioned on any approval.

In regards other protected species, including Great Crested Newts and Badgers, it is noted that these could be present in the locality, but due to the nature of the development, primarily a building conversion, GMEU have confirmed that the reasonable avoidance measures that are set out in the submitted Preliminary Ecological Appraisal, are sufficient to ensure their protection.

It is also noted by GMEU that feral pigeons were confirmed as nesting in the building. Whilst pigeons are considered as a pest species, where a licence can be applied for from Natural England for work to damage their nests, nesting pigeons are also protected under the Wildlife and Countryside Act 1981 (as amended). GMEU have therefore requested a condition be attached to any approval requiring a detailed bird nest survey prior to the commencement of any works, this condition would allow, if the nesting birds found are pigeons, for a Natural England Licence to be sought to allow for the destruction of their nests.

GMEU also requested that additional information be submitted to demonstrate that the development is exempt from BNG requirements, due to the area of vegetated habitat proposed for change being less than 25m². This information has been submitted and GMEU have confirmed that they are satisfied that the development is exempt from statutory biodiversity net gain.

Further to the above, subject to the conditions set above, it is considered that ecology and protected species at the site can be adequately protected and the application complies with the requirements of policy G7 of the Core Strategy, policy JP-G8 of PfE and the NPPF.

Trees

The application site is washed over by TPO050 and an Arboricultural Impact Assessment has been submitted with the application.

Policy G6 of the Core Strategy requires applications to protect, improve and create green infrastructure and where trees are to be removed, these should be replaced at a ratio of 2:1. The protection of green infrastructure is also required under policy JP-G2 of PfE.

The submitted survey recorded 11 no. individual trees around the site, comprising 9no. category A and 2no. category B retention value. Two groups of trees were also recorded and assigned category C retention value.

The survey sets out that in order to implement the proposed development, there will be no requirement for tree removal. However, there is one root protection area (RPA) incursion as a result of the proposed development, with part of the existing footpath within the RPA of T8 (common lime) to be demolished. The report recommends that supervised working in the RPA of T8 and advises that if works are undertaken with due care, then this will not have a detrimental impact on the retained tree. An example methodology for working is included in the report and this can be conditioned on any approval.

In addition to the above, the submitted survey recommends that tree protection fencing (TPF) be provided to protect the retained tree and to ensure that all three protection measures are implemented, arboricultural supervision should be undertaken by an appointed Project Arboriculturist who will be suitably qualified.

Highways

Policy T2 of the Core Strategy requires that development comply with the Council's car parking standards and policy DM1 requires that development provides satisfactory vehicular access with adequate parking, manoeuvring and serving arrangements, taking into account the proposed use and location.

Highway Services have reviewed the application and advised of no objections to the proposals, which they state will have limited impact upon the highway. It is noted that the additional traffic generated by the proposal will be unnoticeable compared with the existing situation. Furthermore, while parking on site is high in demand and the additional use of this facility will increase demand, the building has been used previously and as such Highways have raised no concerns over the absence of additional parking.

Further to the above, the application is considered acceptable in respect of highway safety and in accordance with policies T2 and DM1 of the Core Strategy and the NPPF.

Drainage

Policy G8 of the Core Strategy sets out the Council's strategy for managing water resources and flood risk more effectively in the interests of public safety, protecting property and infrastructure and the conservation of the natural environment. Policy JP-S4 of PfE also requires that development be located and design so as to minimise the impacts of current and future flood risk.

The Environment Agency have confirmed no objections to the application and the site is not located within an area designated as at increased risk of flooding. Existing drainage infrastructure is considered sufficient given the minimal level of external works proposed and therefore no drainage conditions are considered to be necessary.

Noise and disturbance

Policy G9 of the Core Strategy requires that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution.

Environmental Services have confirmed no objections to the application and given the proposed college setting of the site, it is considered that use of the building as an educational facility will not cause adverse disturbance or unduly impact on the amenity of others through excessive noise, light or odours etc. The application complies with policy G9 in this regard.

Contamination

Policy G9 also requires that any risks arising from contaminated land and required mitigation are identified prior to development.

The existing site, including the ceiling of the building, contains asbestos. The Council's Environmental Health Officer has confirmed that the treatment/removal of asbestos is a Health and Safety matter. There are no other contamination issues associated with the site and in this regard the application is considered to comply with policy G9 of the Core Strategy.

Rights of way

The start of the application site access (access to the college) is located along the route of MidRupp177. It is clear from the route of the PROW, that the application would not directly impact on the right of way, interfere with or block its use or enjoyment. The application is therefore acceptable in this regard and in accordance with the requirements of policy DM1 of the Core Strategy.

Summary

Further to the above it is considered that the application would comprise appropriate development in the Green Belt and whilst there would be less than substantial harm to the significance of the host listed building, this would be outweighed by the public benefits of bringing the building back into use and as its contributions to providing an education facility to the college. All outstanding matters such as materials and ecology matters can be conditioned and the recommendation is for approval.

RECOMMENDATION

APPROVE

1. The development must be begun within three years of the date of this decision notice

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out in accordance with the following application plans and documents:

- Site Location Plan – Drawing no. 00500 Rev P03
- Existing Site Plan – Drawing no. 00501 Rev P04
- Proposed Site Plan – Drawing no. 00502 Rev P01
- Existing Ground Floor Plan – Drawing no. 00510 Rev P01
- Demolition Ground Floor Plan – Drawing no. 00515 Rev P01
- Proposed Ground Floor Plan – Drawing no. 00520 Rev P02
- Proposed Roof Plan – Drawing no. 00522 Rev P01
- Proposed Scope of Works Plan – Ground Floor – Drawing no. 00530-Rev P02
- Proposed Wall Types Plan – Ground Floor – Drawing no. 00535 Rev P02
- Existing Elevations Showing Demolition Works 1 of 2 – Drawing no. 00540 Rev P01
- Existing Elevations 2 of 2 – Drawing no. 00541 Rev P01
- Proposed Elevations 1 of 2 – Drawing no. 00542 Rev P02
- Proposed Elevations 2 of 2 – Drawing no. 00543 Rev P02
- Repair Elevations 1 of 2 – Drawing no. 00544 Rev P01
- Repair Elevations – Drawing no. 00545 Rev P01
- Existing Sections – Drawing no. 00550 – Rev P01
- Proposed Sections – Drawing no. 00552 Rev P02
- Existing Window Types – Drawing no. 00560 Rev P01
- Works to Side Chapel Altar & Canopy – Drawing no. 00571 Rev P02
- Typical Pod Details – Drawing no. 00572 Rev P01
- Proposed Sanctuary Area – Drawing no. 00573 Rev P03
- Existing Roof Plan – Drawing no. 00581 Rev P01
- Proposed Finishes Plan Ground Floor – Drawing no. 00890 Rev P01
- External Plant Enclosure Details – Drawing no. 00874 Rev P01
- Proposed Pod Elevations – Drawing no. 00591 dated 25.09.2024
- Proposed Concrete Repairs Elevations Sheet 1 of 2 – Drawing no. 210
- Proposed Concrete Repairs Elevations Sheet 2 of 2 – Drawing no. 211
- Proposed Concrete Repairs Details and Methodology – Drawing no. 220
- Drainage Layout – Drawing no. 500
- Internal Window Schedule – Works to Existing Windows
- Schedule of works – Dated 28th May 2024

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

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

- External plant enclosure
- New classroom pods, including means of fixing, glazed panel, timber and final colour
- New and replacement windows and doors
- Vents
- Secondary glazing
- New walls including the means of fixing
- New timber structure to the sanctuary
- New floors

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

Reason: To ensure the details do not detract from the significance of the host listed building and in the interests of visual amenity and to accord with policies JP-P2 of Places for Everyone Joint Development Plan, policies P1, P2, P3 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

4. All concrete repairs shall be carried out in accordance with the Schedule of Works prepared by Seven, dated 15 February 2024, reference HCO-SEV-XX-XX-RP-A-09900 Rev P01, using Sikagard-675 W GB ElastoColor in RAL colour 7044.

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.

5. If any additional concrete and block work repairs beyond those detailed in the application are required, prior to the additional works taking place, a detailed repair methodology shall be submitted to and approved in writing by the Local Planning Authority. The repairs shall be undertaken in accordance with the approved methodology and retained thereafter.

Reason: To ensure the details do not detract from the significance of the host listed building and in the interests of visual amenity and to accord with policies JP-P2 of Places for Everyone Joint Development Plan, policies P1, P2, P3 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

6. Prior to any repair works taking place, a full schedule of repairs and finishes for the interior and exterior of the building 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.

Reason: To ensure the details do not detract from the significance of the host listed building and in the interests of visual amenity and to accord with policies JP-P2 of Places for Everyone Joint Development Plan, policies P1, P2, P3 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

7. 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.

Reason: To ensure the details do not detract from the significance of the host listed building and in the interests of visual amenity and to accord with policies JP-P2 of Places for Everyone Joint Development Plan, policies P1, P2, P3 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

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.

Reason: To ensure the details do not detract from the significance of the host listed building and in the interests of visual amenity and to accord with policies JP-P2 of Places for Everyone Joint Development Plan, policies P1, P2, P3 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

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.

Reason: To ensure the details do not detract from the significance of the host listed building and in the interests of visual amenity and to accord with policies JP-P2 and GP-G7 of Places for Everyone Joint Development Plan, policies P1, P2, P3, G7 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

10. Prior to any works to the roof, a photographic survey of the roof shall be carried out and a sample and methodology for the replacement of the existing copper roof shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include details of new insulation. The re-roofing shall be undertaken in accordance with the approved details retained thereafter.

Reason: To ensure the details do not detract from the significance of the host listed building and in the interests of visual amenity and to accord with policies JP-P2 of Places for Everyone Joint Development Plan, policies P1, P2, P3 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

11. Prior to any works taking place to remove the asbestos from the site, a method statement shall be provided for its removal. This shall include a scheme for the protection of existing features during the removal works, as well as details of the tools to be used and methods for removal.

Reason: To minimise any damage to the existing features, as a result of the asbestos removal works.

12. Prior to any works to remove the asbestos taking place, the following shall be provided to and agreed in writing by the local planning authority:

- A full photographic record of the existing asbestos finishes
- A detailed plan showing how the existing asbestos finishes will be replicated with the new material
- Details and samples of the new material to match the existing as far as possible, in terms of colour, texture and appearance.

Reason: To ensure that the replacement for the asbestos cladding matches the existing insofar as possible in terms of colour, texture and appearance, in order to preserve the special architectural and historic interest of the listed building.

13. No development to which this permission relates shall commence until a programme of historic building recording (level 3) and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

Reason: To ensure adequate recording of the historic environment in accordance with policy JP-P2 of Places for Everyone Joint Development Plan, policy P2 of the adopted Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure no disturbance of the historic record before appropriate recording.

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.

Reason: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible and to accord with the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure no disturbance of the historic record before appropriate recording.

15. The accessible parking bay identified on drawing 00502 Rev P01 (Proposed Site Plan) shall be provided prior to first use of the building and be retained for the use of parking thereafter.

Reason: To ensure that accessible parking is made available for future users and in accordance with policy DM1 of the adopted Core Strategy and the National Planning Policy Framework.

16. No external lighting shall be installed until a scheme which identifies its siting, design and luminosity has been submitted to and approved in writing by the Local

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

Reason: To protect the historic interests of the building and protected species around the site and to accord with policies JP-G8 and JP-P2 of Places for Everyone Joint Development Plan, policies P2 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

17. The development hereby approved shall be carried out in full accordance with the working methods set out in sections 4.1.2 to 4.1.6 of the Nocturnal Bat Survey Report & EcOW, dated 11th October, Seed ref: 1697B-NBR-V1-C.

Reason: To ensure acceptable working methods in the interest of protecting any protected bats at the site and to accord with policy JP-G7 of Places for Everyone Joint Development Plan, policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

18. The development hereby approved shall be carried out in full accordance with the Reasonable Avoidance Measures (RAMS) and the badger protection measures set out in sections 4.1.9 and 4.1.22 of the Preliminary Ecological Appraisal Report, dated 22nd January 2024, Seed ref: 1697B-PEA-V1-A .

Reason: To ensure acceptable working methods in the interest of protecting any protected Great Crested Newts and badgers around the site and to accord with JP-G7 of Places for Everyone Joint Development Plan, policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

19. No external works shall take place until a detailed bird nest survey that is undertaken by a suitably experienced ecologist has been carried out immediately prior to demolition and which provides written confirmation that no active bird nests are present has been submitted to and approved in writing by the Local Planning Authority which has been agreed in writing by the LPA, unless the species present is feral pigeon in which case a general license issued by Natural England authorising destruction of feral nests should be provided to the Local Planning Authority.

Reason: To ensure that nesting birds at the site are adequately protection and to accord with policy JP-G7 of Places for Everyone Joint Development Plan, policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

20. Prior to the commencement of any earthworks an updated survey for invasive plant species including japanese knotweed and rhododendron shall be carried out and submitted to and approved in writing by the Local Planning Authority. If any invasive species are identified a method statement that details avoidance and/or control measures to any such species shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved method statement.

Reason: To ensure that invasive species at the site are adequately identified and managed and to accord with policy JP-G7 of Places for Everyone Joint Development Plan, policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

21. Prior to the commencement of any external works a scheme for the mitigation and enhancement of bats and birds at the site shall be submitted to and approved in writing

by the Local Planning Authority. The approved measures shall be provided in full prior to first use of the building and be retained thereafter.

Reason: To ensure adequate roosting and nesting opportunities in the interests of biodiversity and the protection of protected species and to accord with policy JP-G7 of Places for Everyone Joint Development Plan, policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

22. No external development or works of site preparation shall take place until the retained trees, as identified in the Arboricultural Impact Assessment, dated 23.02.2024, Seed Ref: 1697b-AIA-V1-B have been protected in accordance with the details outlined in Tree Protection Fencing section and Appendices 2 and 3 of the Arboricultural Impact Assessment. The tree protection measures shall be retained as such until all external construction works have been completed.

Reason: Reason: In order to protect the existing protected trees in the interests of the amenities of the area and in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

23. The development hereby approved shall be undertaken in accordance with the recommendations and working measures set out in the Arboricultural Impact Assessment, dated 23.02.2024, Seed Ref: 1697b-AIA-V1-B.

Reason: In order to protect the existing protected trees in the interests of the amenities of the area and in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Notes for Applicant:

The applicant is reminded that, under the Wild Mammal (Protection) Act 1996 it is an offence to inflict unnecessary suffering to wild mammals. Planning consent does not provide a defence against prosecution under this act.