

Officer Report

Case Reference: 23/00110/DOC
Location: Hopwood Hall College, Middleton Campus Rochdale Road
Middleton Rochdale M24 6XH
Proposal: Submission of details to comply with condition 3 (floor boards)
and 7 (softwood joists) on planning permission 22/00656/LBC
Recommendation: Split
Officer: Majid Mir
Recommendation: Split

Condition(s) (2)

- 3 Prior to any works to reinstate any floor boards in the West Wing, a scheme for the retention and reuse of the existing structurally sound floor boards shall be submitted to and approved in writing by the local planning authority. The reinstatement of the floor boards shall be carried out in accordance with this approved scheme. 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.

Decision: The condition is partially discharged, Details of the storage of the floorboards as detailed in the email dated 10/09/2026 is acceptable. To fully discharge the condition, a scheme for the reuse of the floorboards will be required.

- 7 All new floor joists and floor boards shall be softwood to match the existing. 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.

Decision: This is a compliance condition which does not need to be discharged.