



PLANNING AND DEVELOPMENT

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Mannan Iqbal
Unite Designs
6A Greenhead road
huddersfield
hd1 4en

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00814/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (noise impact assessment) and 4 (window spec and materials) on planning permission 22/01122/FUL
Location:	82 Yorkshire Street, Rochdale, OL16 1JU,

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 3 No development shall take place until a Noise Impact Assessment (NIA) has been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt, these shall aim to achieve the following maximum internal noise levels:
- o 35 dB(A) Leq (1 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm.
 - o 30dB(A) Leq 5mins in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am.
 - o 35 dB(A) Leq (1 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
 - o 40dB(A) Leq (1 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

Following the submission and approval of the aforementioned NIA, no part of the development shall be occupied until such time as a verification report has been submitted to and approved in writing by the Local Planning Authority to confirm that the approved ventilation and acoustic measures have been implemented to achieve the required maximum noise levels. The noise attenuation measures shall be retained as installed thereafter including within any replacement windows.

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre commencement condition: In the interest of occupier amenity, an understanding of noise levels and mitigation measures is required.

Officer Response:

The submitted assessment, prepared by NOVA Acoustics Ltd, dated September 2023, Project Ref NP-009987, is approved.

Please be aware of the requirements of the remainder of the condition. A verification report shall be submitted to and approved in writing by the Local Planning Authority to confirm that the approved ventilation and acoustic measures have been implemented to achieve the required maximum noise levels, before occupation. The noise attenuation measures shall be retained as installed thereafter including within any replacement windows.

- 4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specifications of window materials and doors be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response:

The window details, shown on submitted plan 'Drawing UD-491' prepared by Unite Designs, received on 08/11/2024, is approved. The development shall be carried out in accordance with the approved details.

Yours faithfully,

Melanie Hale
Head of Planning Services