



Mr Ben Gavaghan
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	22/01549/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 45 (Energy Calculation Methodology) of planning permission 18/00943/VRCON
Location:	Plot I, Kingsway Business Park, Sir Isaac Newton Way, Rochdale, OL16 4NG,

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

Conditions and Reasons:

45 Within one month of the date of the occupation of any part of the development, a notice for that part of the development as occupied shall have been submitted to and approved in writing by the Local Planning Authority. The Notice shall specify the following from calculations made using methodology for the calculation of energy approved by the Secretary of State:

- (i) The target CO2 emission rate for the building applicable at the time of development commencement; and
- (ii) The calculated emission rate for the building which shall be at or below the above target.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials in accordance with policy G2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

OFFICER RESPONSE: a BRUKL Output Document has been submitted. This provides a detailed assessment of the performance of the building against Part L buildings regs requirements. The assessment demonstrates CO2 emissions will be below the maximum target (i.e. it will perform better than required). Additionally, the assessment demonstrates that the building will exceed expected performance for all other measures, with the sole exception of for the large vehicle access doors. The provided information is therefore considered to meet the requirements of the condition.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services