



PLANNING AND DEVELOPMENT

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Date: 25 April 2024

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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/01142/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with condition 11 (energy statement) on planning permission 21/01146/FUL
Location:	Former Akzo Nobel Site, Off Hollingworth Road, Littleborough.

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

Conditions and Reasons:

- 11 No development other than site clearance, remediation and ground preparation works shall commence until an updated energy statement detailing how the scheme will meet the current Part L Building Regulations have been submitted for approval to the Local Planning Authority. This shall include the installation of solar panels and/or photovoltaic panels, in accordance with the submitted Energy Statement (ref: 8091 rev B).

Reason: In the interests of sustainability and air quality management in accordance with Core Strategy Policy T2 and the National Planning Policy Framework.

Reason for pre-commencement: to ensure that the development is carried out in a way which appropriately responds to the requirements of the NPPF in relation to sustainability.

Decision: The Energy Statement (Reference Number: 008091, Issue: 6) does not proposes the installation of solar panels or photovoltaic panels. It is however noted that the Energy Statement proposes the installation of air source heat pumps on all plots. Although the proposed amendments are considered to be acceptable in principle, the condition requires the energy statement to provide a scheme that will meet current Part L Building Regulations, which must include the installation of solar panels and/or photovoltaic panels. As the Energy Statement proposes to not install either solar panels or photovoltaic panels, it fails to meet the requirements of the condition and therefore cannot be discharged.

The amendment from solar panels and/or photovoltaic panels to air source heat pumps will need to be made through an alternative application.

Yours faithfully,

Melanie Hale
Head of Planning Services