



Mr Carl Ward
90
Kentfield Drive
Bolton
BL1 8FU

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00323/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (bin storage) and 4 (noise impact assessment) on planning permission 22/01233/FUL
Location:	194 Rochdale Road, Middleton, Rochdale, M24 2QA

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 part of the development shall be occupied until such time as details for the design of refuse / bin store have been submitted to and approved in writing by the Local Planning Authority. The duly approved store shall be installed in complete accordance and made available for use prior to the approved development first being brought into use.

Reason: To ensure the provision of satisfactory and secure facilities for storage of refuse and in the interests of visual amenity in accordance with policy P3 of the Rochdale Core Strategy and the National Planning Policy Framework.

Officers Response: The details submitted in, 'Proposed Bin Store Details' drawing number 102 on 25/04/23 in relation to Condition 3 are approved. The approved details shall be installed and made available for use prior to the first use of the apartment.

- 4 No part of the development hereby approved shall be occupied until such time as:
- 1) The Sound Insulation Scheme in Section 4 of the Noise Impact Assessment has been completed; and
 - 2) Validation testing has been carried out to demonstrate that the following internal noise levels are being achieved:
 - o 35 dB(A) Leq (16 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
 - o 30dB(A) Leq 8 hour in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
 - o 35 dB(A) Leq (16 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;

o 40dB(A) Leq (16 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

The development hereby approved shall not be occupied until the results of the validation testing have been submitted to and approved in writing by the Local Planning Authority. The Sound Insulation Scheme shall be retained as approved thereafter.

Reason: To protect the residential amenity of the occupiers of the residential property.

Officers Response: There have been no details submitted in relation to Condition 4. Condition 4 is not approved.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services