Alterations to existing Retail Shop at Ground Floor level and change of use of upper floors (Use class A1 to 4no flats (Use class C3) together with alterations to include the installation of new entrance to side elevation, replacement windows and installation of a door and window to existing rear single storey extension at 87-89 Yorkshire Street, Rochdale OL16 1DW
(PLANNING REF :18/00940/FUL dated 22 September 2020)

Discharge of Conditions Nos 1,2,3,4 & 5

1 Start within 3yrs

Development has been started already.

Condition 1. Compliance only condition - Therefore Condition discharge is not necessary

2 Approved Plans

The development will be carried out in complete accordance with all the approved drawings.

Condition 2. Compliance only condition - Condition discharge is not necessary

3 Windows/Doors - Powder Coated Aluminium

No works shall take place until full details of the windows/doors, including sections at a scale of not less than 1:20 to demonstrate: the longitudinal and cross-sectional detailing, and means of opening together with any finished treatment, including samples if so required, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details before the flats are first occupied and thereafter so maintained.

Please see drawing number 1813/TP/03 Aluminium Windows/Doors indicating the above information. Also included is a brochure of the proposed slimline aluminium windows.

Condition 3. We hereby request your written agreement to the information provided and that this condition can now therefore be discharged.

4 Indoor Noise Levels

The flats hereby approved shall be designed and constructed to ensure that indoor noise levels do not exceed:
o 35 dB(A) Leq (1 hour) in bedrooms with windows shut and other means of ventilation provided between the hours of 07:00 and 23:00;
o 30 dB(A) Leq 5 (5 minutes) in bedrooms with windows shut and other means of ventilation provided between the hours of 23:00 and 07:00;
o 35 dB(A) Leq (1 hour) in living rooms with windows shut and other means of ventilation provided between the hours of 07:00 and 23:00;
o 40 dB(A) Leq (1 hour) in all other habitable rooms with windows shut and other means of ventilation provided at all times.

Prior to the first occupation of each dwelling hereby approved, an acoustic verification report shall have been first submitted to and approved in writing by the Local Planning Authority, confirming that the above levels have been achieved.

Please find attached Noise Impact Assessment, and confirm that prior to the first occupation of each dwelling, an acoustic verification report shall be submitted and approved in writing confirming that the required levels have been achieved.

Condition 4. We hereby request your written agreement to the above and that this condition can now therefore be discharged..

5 External Platform Lift

The Optimum 100 External Platform Lift – SL6761 shall be installed prior to the first occupation of the dwelliings hereby approved and its external finished treatment shall be dark grey.The External Platform Lift shall thereafter be maintained in accordance with the approved details

The development shall be carried out in accordance with the drawings and details approved before any of the apartments approved are first brought into use and retained thereafter:

Condition 5. Compliance only condition - Condition discharge is not necessary