



Paul Butler Associates

Planning, Development & Heritage Consultants

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Daniela Ripa
Development Manager
Planning
Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

22.1758

Dear Daniel

44 – 46 Yorkshire Street, Rochdale, OL16 1JW
Condition Discharge Application relating to Planning Permission 22/00968/FUL

On behalf of our client, Cassel and Fletcher, please find attached an application to discharge planning conditions attached to the above permission, which was granted on 11 April 2023. This application seeks to discharge the following conditions:

- 5 (materials)
- 6 (windows and doors)
- 8 (acoustics)
- 9 (refuse plan)
- 11 (biodiversity)

The numbered conditions of planning permission 22/00968/FUL for which discharge is being sought and the information being submitted, is set out under the headings below.

Condition 5 (materials)

Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and/or full specification of materials to 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 prior to the first occupation of the development.

Response

Please find attached drawing 'Stair Setting Out And Door And Window Schedule' no. BR13, which provides a schedule of proposed materials. Samples of the proposed materials will be obtained and delivered to the Council's offices.

Condition 6 (windows and doors)

Notwithstanding any description of materials in the application no above ground construction works shall take place until full details of the windows and 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 and retail units are first occupied and thereafter so maintained.

Response

Please find attached detailed drawings of the windows and doors titled 'Window and Door Schedule' no. BR10, BR11 and BR12. These drawings cross-reference the submitted elevation drawings no BR6 and BR7.

Condition 8 (Acoustics)

Notwithstanding the approved Noise Assessment, no part of the development shall be occupied until full details of any noise mitigation measures have been submitted to and approved by the Local Planning Authority. These measures shall include the glazing, external walls and ventilation specifications. A verification report shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of any dwelling benefitting from upgraded acoustic mitigation measures.

Response

Please find attached the following information:

- Noise Assessment dated 14.09.2022. This report specifies the required mitigation in the form of construction, glazing and ventilation
- Drawings 'Detail Section' no. BR8, 'Proposed Floorplans 2' no. BR4 and 'Proposed Plans – Sheet 1' no. BR2 provide details of the proposed wall build up.

Condition 9 (refuse)

No part of the development shall be occupied until a refuse and servicing strategy for the site has been submitted to and approved in writing by the Local Planning Authority. The Strategy shall include details of refuse storage types, locations and appearance including routes for collection. The site will be serviced in accordance with the approved strategy thereafter.

Response

Please find attached drawing 'Refuse Strategy Plan' no. SK1. The Refuse Strategy is set out below:

The residential units will have euro bins which are stored internally in the bin store located on the ground floor of the building. The building management staff will manoeuvre bins to the collection point on Yorkshire Street on collection day, and return bins to the store following collection.

The retail units will have wheelie bins and collections will be made by a commercial waste collection company on a regular basis. Servicing will be via Baillie Street. Wheelie bins will be used for the commercial waste storage due to the gradient of the route from Pack Horse Yard to Ballie Street, and also because refuse collection will be more frequent meaning wheelie bins are an appropriate solution.

Condition 11 (biodiversity enhancements)

No above ground works shall take place until a scheme of biodiversity enhancement for the site has been submitted to, and been approved in writing by, the local planning authority. The approved scheme shall be implemented in accordance with the approved details and retained thereafter.

Response

Please find attached the Biodiversity Enhancement Scheme document prepared by Rachel Hacking Ecology, dated 27.06.2023.

An application fee of £116 is payable with this application. Payment of this amount has been made by my client at the time of submission.

We trust the above is sufficient to validate and progress the application, but should you require any further information please don't hesitate to get in touch.

Yours sincerely



Lynsay Ewart BSc(Hons) MSc MRTPI
Principal Planner