

Application to Discharge Conditions accompanying planning application 22/01381/FUL

Condition 6. *Prior to first occupation of the use hereby approved, full design details of the following elements shall be submitted to and approved in writing by the Local Planning Authority: External doors, Staircase and Brick repairs.*

The external works shall be completed strict accordance with the approved details prior to first use of the approved development.

Reason: In order to protect the significance of the non-designated heritage asset, in accordance with policy P2 of the Rochdale Core Strategy.

External Doors

The two new external doors, one to be fitted on the ground floor to allow access to the waiting area and one to be fitted on the first floor for access to the sports area, will be Steel fire rated security doors finished in grey to match others onsite already.



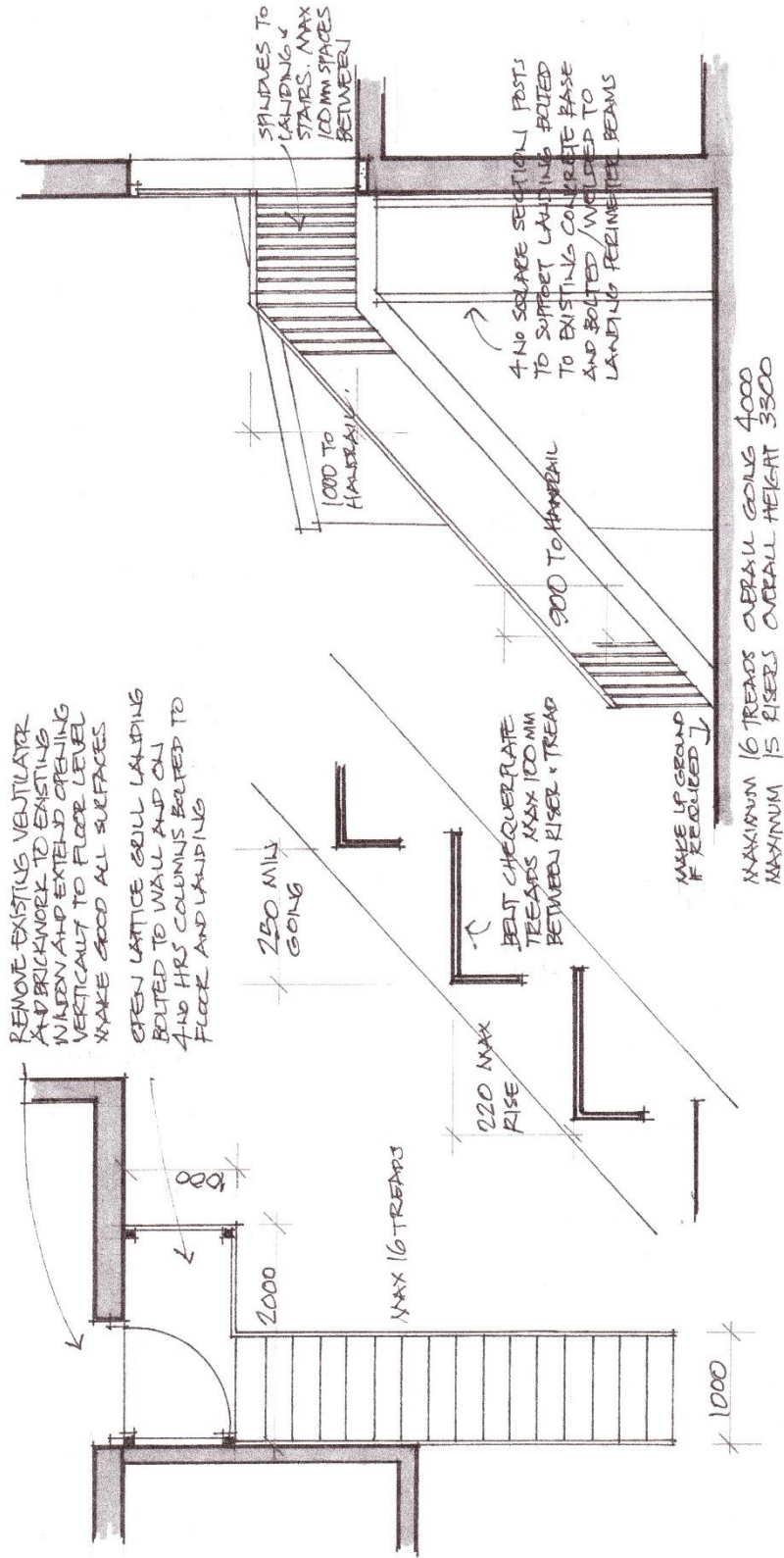
Staircase

The new external access staircase and landing needed to provide access to the first floor will be designed and constructed as laid out in the planning application.

The design of them will be a metre wide single flight leading to a 2.4 metre landing, as per the technical drawings attached.

They will be of steel construction with solid steps with a simple handrail with spindles, finished in black as per the library image below.





RAKEWOOD MILL • NEW ACCESS STAIRS TO FORMER DRYING ROOM

SCALES 1:50 • 1:10 CHECK ALL DIMENSIONS ON SITE PRIOR TO FABRICATION

Brick Repairs

All remedial brick repairs will be carried out using reclaimed 3" Accrington Brick to be in keeping with the original building. Any new openings will be created to match existing.



Condition 7. No external lighting to be used in association with the development hereby approved shall be installed prior to the submission and approval of full details of the design of all such lighting, by the Local Planning Authority.

All external lighting shall be designed to minimise light spill to the surrounding environment.

Reason: In the interest of avoiding an adverse impact on wildlife and protected species in accordance with Core Strategy policy G7.

Lighting

As stated in the planning application all external lighting will be sympathetic to the building and in accordance with ecological guidelines regarding light spill and tree canopy proximity.

We plan to install LED external lighting at the first floor and ground floor entrances, and these lights will be similar in style to the image below as to be in keeping with the industrial look and to minimize light spill and ecological impact.

