

17 July 2023

Ryan Killeen
Planning Officer
Rochdale Borough Council

By email only

Dear Ryan

**Discharge of Condition 8 (energy measures verification) and Condition 27 (ventilation & air conditioning) to planning permission 20/01529/FUL
Land Bounded by John Street, New Baillie Street, Penn Street and rear of properties fronting Yorkshire Street, Rochdale ("Upperbanks")**

This letter supports an application to discharge two pre-occupation conditions, 8 (energy measures verification) and 27 (ventilation & air conditioning details). Each condition is taken in turn.

Condition 8, which states:

The development within Phase 1 as described in Condition 4 shall be undertaken in accordance with the relevant measures identified in the hereby approved Energy and Sustainability Report, prepared by TACE, reference PA1555/PA1556 Revision B dated February 2021, for enhanced building envelope insulation; engineered façade design; air permeability; high efficiency systems, plant and controls; air source heat pumps and photovoltaics. Any amendment to the hereby approved Energy and Sustainability Report and relevant measures must be first agreed in writing by the Local Planning Authority.

A verification report to confirm the development has been implemented in conformity with the relevant measures shall be submitted to and approved in writing by the Local Planning Authority prior to the first use or occupation of any building or unit within Phase 1. All relevant installed plant, air source heat pumps and photovoltaics shall be maintained and retained in use thereafter in perpetuity.

The second part of the condition is highlighted as relevant because the first part was a compliance requirement to which the second part confirms through the verification part it was carried out in accordance. That is set out in the submitted document:

- Planning Conditions Statement, Ameen 7.7.23 Rev B

The Statement confirms that the three blocks, Blocks 2, 3 and 4, have incorporated a variety of technologies including air source heat pumps (ASHP), variable refrigerant flow (VRF) technology for heating/cooling, energy efficient LED lighting, lighting controls and heat recovery ventilation systems.

To be clear no amendment was made to the approved Energy and Sustainability Report (final sentence of first part of condition).

Because this condition only applies to Phase 1 (per opening sentence) it is requested that the condition is discharged. Building 1 will come forward independently and is not controlled in its specifications by this condition.

Condition 27, which states:

No building or unit(s) therein in any phase of development that includes restaurant, food and drink uses, including ancillary uses, within Use Class E, shall be brought into use until a scheme for the use of air extraction equipment and specifications of the equipment, including measures to alleviate noise, vibration, fumes, odours, (and incorporating active carbon filters, silencers and anti-vibration mountings where necessary), shall be submitted to and approved in writing by the Local Planning Authority for that building or unit(s) therein. The equipment shall be implemented in accordance with the relevant approved details before occupation of the relevant building or unit(s) therein, and maintained thereafter in perpetuity in good working order.

The following information is submitted for approval relating to Block 2 (hotel) only:

- Planning Conditions Statement, Ameen 7.7.23 Rev B
- RR2-AME-B2-00-DR-M-57001-(AF)-Level 00 Ventilation & AC Layout
- RR2-AME-B2-01-DR-M-57002-(AF)-Level 01 Ventilation & AC Layout
- RR2-AME-B2-06-DR-M-57004-(AF)-Level 06 Ventilation & AC Layout
- RR2-AME-B2-RF-DR-M-57005-(AF)-Roof Level Ventilation & AC Layout
- RR2-AME-B2-ZZ-DR-M-57003-(AF)-Level 02-05 Ventilation & AC Layout

No restaurant, food and drink use within Use Class E are formed in Blocks 3 & 4 (residential) so no details are required to be submitted under Condition 27 on those blocks.

The submitted Statement and drawings set out the approach under DW 172 – which is an industry standard provided by British Engineering Standards Association for commercial kitchens updated in 2019¹. The standard sets requirements for separated air supply and extract fans, flowrates to negatively pressurise kitchen space and other matters set out in the Statement. The accompanying drawings set out in colour coding the supply, extract, fresh air and exhaust ducts.

Because the condition might conceivably relate to Building 1 in the future, we request confirmation that the condition is complied with for Building 2 (hotel) and that no compliance is required to Buildings 3 & 4 as residential uses only.

If you have any questions or need for clarification, please contact me.

Yours sincerely,



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¹ DW 172 replaced DW 171 in 2019 which has been the standard for around 20 years previously - <https://www.thebesa.com/>