ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT
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Our ref: 19/00177/DOC
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Date: 3 April 2019

Mr Ben Gavaghan
DLA Architecture Limited
No 55 St Pauls Street
Leeds
LS1 2TE

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**19/00177/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 3 (lighting details), 6 (retaining wall details) and 16 (surface water management) on planning permission 18/00445/FUL**
Location:	**Plot N, Kingsway Business Park Rochdale, At The Junction Of Sir Isaac Newton Way And , Michael Faraday Avenue To The North West Of Lower, Lane Bridleway**

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 Notwithstanding any details contained within the application, full details of any external lighting to be installed on the building or on the site shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Such details shall include its position and height on the building or site and its luminance, angle of installation and any hoods to be fixed to the lights. Only lighting as approved shall be installed on the site in accordance with the terms of any such approval.

Reason: To ensure that any lighting to be installed on the site does not cause a nuisance to surrounding occupiers in accordance with policies P3, G9 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

OFFICER RESPONSE: The detail supplied is acceptable:
- External lighting technical submission
- External lighting lux plot (drg.no. J4602/S/003C)
- External Services Layout (drg.no. J4602/S/002D)

To comply with the condition the development must be carried out in accordance with the details and only the detailed lighting is installed on the site.

6 Before any works take place to construct the retaining walls as shown on the approved Site Plan, (drg.no.2018-034/102B) samples or full details of external appearance, wall heights and contextual cross-sections shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The retaining walls shall be constructed in accordance with the approved details and retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy BE/2 of the Council's Unitary Development Plan.

OFFICER RESPONSE: The details supplied are acceptable:
- Site Plan (2018-034/102K)
- External Works details (KBP-BWB-HKF-ZN-DR-D-1110 a1 C02)
- Substation Sections
- Embankment Sections
- Gabion basket image detail (email received 22.3.19)

To comply with the condition the retaining walls must be constructed in accordance with the approved details and retained as such thereafter.

16 Prior to occupation of the development, details of the management and maintenance of the Surface Water system and petrol interceptors shall be submitted to and approved in writing by the Local Planning Authority. The system shall be implemented and managed in accordance with the approved details.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

OFFICER RESPONSE: The detail is acceptable:
o Kingspan-015050-04 NSFA080 - NSFA285 Full Retention Separators - Installation & Operation Guidelines
o Kingspan-015319-05 NSBE 010-125 Class 1 Bypass Separators Installation & Operation Guidelines
o Triton-112-OM-Manual-Update-WEB

To comply with the condition the system shall be implemented and managed in accordance with the approved details.

Yours faithfully,



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Signed on behalf of the Council