ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

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Our ref: 20/01523/DOC
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Date: 16 February 2021

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**20/01523/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply wtih conditions 1 (time) 2 (plans), 3 (windows), 4 (noise levels) and 5 (lift) on planning permission 18/00940/FUL**
Location:	**87-89 Yorkshire Street, Rochdale, OL16 1DW**

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

1 The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

Officer Comments - This condition should be adhered to.

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

- Location Plans 1802/CC/03 Rev B
- Proposed Plans and elevations 1813/TP/02 Rev G
- Optimum 100 Lift details
- Optimum range of Platform Lifts document

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Officer Comments - This condition should be adhered to, development shall be carried out in accordance with the approved drawings and details.

3 No 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 are first occupied and thereafter so maintained.

Reason: To protect the character and appearance of the Rochdale Town Centre Conservation Area, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Details are required to protect the architectural and historic interest of the building.

Officer comments;

Window details have been submitted which demonstrate the inclusion of Anthracite Dark Grey Powder Coated Slimline aluminium windows. Door details submitted show timber raised and fielded panelled entrance door, the details submitted are acceptable. The information satisfies the requirements of this condition.

4 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.

Reason: In the interests of residential amenity and to ensure that future residents are adequately protected from unacceptable levels of noise in accordance with policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Comments - The submitted acoustic report is not sufficient to discharge condition 4, it appears to be the report that informed the design of the flats, but doesn't go on to provide verification details. Satisfactory verification details would need to be submitted and approved in writing by the Local Planning Authority, confirming that the above levels have been achieved.

5 The Optimum 100 External Platform Lift 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 .

Reason: In the interests of residential amenity and to protect the character and appearance of the Rochdale Town Centre Conservation Area, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Comments - This condition should be adhered to.

Yours faithfully,



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Signed on behalf of the Council