



Mr Harrison Kiely
HJK Construction (Northern) Limited
2 Dalton Court
Commercial Road
Darwen
Lancashire
BB3 0DG
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00620/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 2 (noise), condition 3 (materials) and condition 4 (landscaping plan) on planning permission 21/01628/REM,
Location:	Land Off Fielding Street, Middleton, Rochdale, M24 6BG

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

Conditions and Reasons:

- 2 No above ground construction works shall take place until a Noise Impact Assessment is submitted to and approved in writing by the Local Planning Authority which appropriately assesses noise levels within habitable rooms and external amenity areas. No part of the development shall be occupied until such time as a report providing details of the implemented acoustic mitigation measures, and demonstrating that internal noise levels within habitable rooms meet the levels set out in the approved Noise Impact Assessment, has been submitted to and approved in writing by the Local Planning Authority. The duly installed mitigation measures shall be retained thereafter.

Reason: In the interests of ensuring a satisfactory standard of residential amenity for future occupiers in accordance with adopted Rochdale Core Strategy policies DM1 and G9 and the National Planning Policy Framework.

Reason for pre-commencement condition: An understanding of mitigation measures will need to be put in place before construction to protect the amenity of future occupiers.

- 3 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. The development shall be carried out in accordance with the approved details prior to the occupation of each dwelling.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 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 as part of the hard landscaping scheme, including boundary treatments, have been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of the parking areas, paths or other hard-surfaced areas and any street furniture, (including any benches, bollards, walls, fencing and gates etc). The development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual residential amenity in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services