



PLANNING AND DEVELOPMENT

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Lynsay Ewart
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Salford
M3 7AQ
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00901/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 9 (refuse collection), 11 (external lighting strategy) and 14 (railings on the bank) on planning permission 23/01236/FUL
Location:	44-46 Yorkshire Street, Rochdale, Rochdale, OL16 1JW

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

Conditions and Reasons:

- 9 Notwithstanding any details included within the application, no part of the development shall be occupied until a refuse and servicing strategy for the site has been submitted to and approved in writing by the Local Planning Authority. The Strategy shall include details of refuse storage types, locations and appearance including routes for collection. The site will be serviced in accordance with the approved strategy thereafter.

Reason in the interests of visual, commercial & residential amenity and highway safety in accordance with adopted Places for Everyone joint development plan policies JP-S1 & JP-P1, policies DM1, P3 and T2 of the Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The refuse and servicing strategy as shown on drawings nos. BM/0623/BAILLIE/PL20 and BM/0623/BAILLIE/BR3 Rev. F is approved. The development shall not be carried out otherwise than in accordance with these details.

- 11 Notwithstanding any details contained within the application, the development hereby approved shall not be occupied until such time as full details of an external lighting scheme have been submitted to and approved in writing by the local planning authority.

Reason: To ensure the safety & security of residents and to ensure a satisfactory standard of design and visual appearance in accordance with adopted Places for Everyone joint development plan policy JP-P1, policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The proposed external lighting scheme as shown on drawing no. BM/0623/BAILLIE/BR6 Rev. C and the supporting product specification sheet (20w LED 2 Light Up & Down Wall Light Black) is approved. The development shall not be carried out otherwise than in accordance with these details, and the approved lighting scheme shall be maintained in effective working order for the lifetime of the development.

- 14 Notwithstanding any details contained within the application, no works to install the steel or iron railings along The Bank shall be undertaken until such time as a detailed scheme of works has been submitted to and approved in writing by the Local Planning Authority. The duly approved installations shall be installed in accordance with the approved details and retained as such thereafter.

Reason: In the interests of visual amenity in accordance with adopted Places for Everyone joint development plan policies JP-P1 & JP-P2, policies DM1, P2 & P3 of the adopted Rochdale Core Strategy, saved policy BE/17 of the Rochdale Unitary Development Plan, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Decision: The proposed steel railings shown on drawing no. BM/0623/BAILLIE/BR6 Rev. C, comprising 1.1m high black steel guard rails, are approved. For the avoidance of doubt, this decision notice relates to the ground floor level external railings to windows W3, W4, W5 and W6 only.

Yours faithfully,

Melanie Hale
Head of Planning Services