



PLANNING AND DEVELOPMENT

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Date: 10 January 2025

Mr Richard Storah
Storah Architecture
46 Halifax Road
Todmorden
OL14 5QG

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01207/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 6 (bin store), 10 (NIA) and 11 (swift boxes) on planning permission 22/01578/FUL
Location:	150 Yorkshire Street, Rochdale, Rochdale, OL16 1LD

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

Conditions and Reasons:

- 6 The development hereby approved shall not be occupied until such time as full details of the materiality of the bin storage area has been submitted to and approved in writing by the Local Planning Authority. The bin store shall be constructed in accordance with the approved details and those set out within the plan "22-039-220 A - Proposed Elevations," and made fully available for its intended purpose prior to the first occupation of any dwelling. The bin store shall be retained thereafter.

Reason: To protect the architectural and historic interest of the listed building and to protect the character and appearance of the Townhead Conservation Area in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Decision: The submitted details of the Bin Store are accepted. The bin store shall be made available for its intended purpose and retained thereafter in order to comply with the requirements of the condition.

- 10 Units 1, 2, 13 and 14 (as set out on the approved floor plan drawings) of the development hereby approved shall not be occupied until such time as the noise attenuation measures set out in section 9 of the submitted Noise Impact Assessment by DRUK Limited (DRUK/ACC/RS/RPILTJSR/3235 v 2 dated 12th September 2023) and a verification report has been submitted to and approved in writing by the Local Planning Authority

Reason: In the interest of the amenity of future occupants and in accordance with Policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The submitted Noise Validation Statement by DRUK Limited ref. DRUK/ACC/RS/RPILTJSR/3235.1 dated 22nd November 2024 is accepted.

The approved attenuation measures shall be retained thereafter in perpetuity in order to comply with the requirements of the condition.

- 11 The development hereby approved shall not be occupied until such time as a scheme for two swift boxes has been submitted to and approved in writing by the Local Planning Authority. The swift boxes shall be installed in accordance with the approved details prior to the occupation of the development.

Reason: In the interest of biodiversity and in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of swift boxes as shown within the document "Approval of details reserved by a condition (discharge) - Swift Box Scheme" by Storah Architecture dated 6th December 2024 is accepted.

The approved scheme shall be implemented prior to the first occupation of the development in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services