ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

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Date: 19 February 2020

Mr Tom Riggall
HNA Architects Ltd
Hollinwood Business Centre
Albert Street
Hollinwood
Oldham
OL8 3QL
England

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**19/01332/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 4, 6, 12 and 22 of planning permission 19/00046/FUL**
Location:	**Proofings Technology Ltd , Hare Hill Road, Littleborough, OL15 9AD**

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

Conditions and Reasons:

4 No above ground works in relation to the engine house shall take place until a scheme of works has been submitted to and approved in writing by the Local Planning Authority. The scheme of works shall include:

- o Datestone and inscription (scaled drawing);
- o Eaves detail (scaled drawings);
- o Depth of reveal of windows;
- o Product specification and elevation/cross-section detail of windows and doors;
- o Stone walling detail (sample panel to be provided on site incorporating mortar and finish);
- o Roof slate and coursing detail (including sample of slate to be provided on site); and
- o Lintels and cills (specifications and samples to be provided on site).

The development shall be carried out in accordance with the approved details prior to the first occupation of the engine house.

Reason: To protect the character and appearance of the Littleborough Town Centre Conservation Area, in accordance with Core Strategy policies P2 and P3 and the National Planning Policy Framework.

Officer response:

- o Datestone and inscription - Details included on Drawing No. 1104/C-501 demonstrating the proposed design and location. This is considered to be appropriate.
- o Eaves detail - demonstrated in Drawing No. 1104/C-501 to be treated with an eaves ventilator with stone extending to the underside of the roof.
- o Depth of reveal of windows; Demostrated in the cross sectional drawings found within Eurocell Studio Glide Product Manual.
- o Product specification and elevation/cross-section detail of windows and doors; - Detailed

to be uPVC units. Cross sectional drawings have been provided (Eurocell Composite Door System Information Manual, Eurocell Studio Glide Product Manual & Eurologik70 Product Manual).
o Stone walling detail - to match new development adjacent - materials deemed appropriate.
o Roof slate and coursing detail - lapping details and slate specifications have been provided along with a cross sectional drawing (1104/c-501) has been provided. Slate specification details intention for use of Samaca slates.

The development shall be carried out in accordance with the above details, this condition is satisfied.

6 No development shall take place in relation to plots 8-11 and 18 until full details of the locations, fixing and materials of the external waste, soil and vent pipes shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the first occupation of the aforementioned plots.

Reason: To protect the character and appearance of the Littleborough Town Centre Conservation Area, in accordance with Core Strategy policies P2 and P3, saved UDP policy BE/17 and the National Planning Policy Framework.

The information submitted in 'Rainwater & Foul Goods Specification' is considered acceptable and the development shall be carried out in accordance with the approved details, the application is therefore discharged.

12 No demolition or dismantling of the mill building façade shall take place until a further bat and nesting bird survey and a comprehensive method statement, has been submitted to and approved in writing by the Local Planning Authority. If bats and/or birds are present the submitted method statement shall set out how they would be safeguarded during the course of the demolition and conversion works and appropriate mitigation measures/enhancements incorporated as part of the development.

The duly approved method statement and mitigation/enhancement measures shall be implemented in full accordance with the details, recommendations and timescale contained therein.

Reason: To ensure that the development does not affect the favourable conservation status of protected species, to incorporate appropriate biodiversity enhancements including bat roosting features on the site in accordance with Core Strategy policy G7 and the National Planning Policy Framework.

Officer Response;

An updated ecology survey has been provided and states that -

o If evidence of nesting by birds or bats is found during the demolition works, all work is to cease, and a suitably experienced ecologist be contacted for advice.
o To bring biodiversity enhancement to the site, it is recommended that two Schwegler 2F Bat Boxes (or similar) are erected onto buildings on the site.

GMEU were consulted and have stated they have no reasons to disagree with the conclusions of the survey which state that the buildings have negligible bat roost suitability. As such GMEU offer no objections, this condition is discharged.

22 No development shall take place until all trees that are to be retained adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Core Strategy policy G6 and G7 and the National Planning Policy Framework.

Reason for pre-commencement condition: Preparatory and ground works have the potential to damage trees and therefore protective measures must be in place before any development takes place.

Officer Response:

This condition needs to be adhered to and does not require discharge.

Yours faithfully,



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Signed on behalf of the Council