ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT
Paul Moore BA (Hons) Dip URP MRTPI
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: michael.atkinson-smith@rochdale.gov.uk
Our ref: 19/00090/DOC
Enquiries to: Michael Atkinson-Smith
Direct Line: 01706 925976
Date: 19 March 2019

Mr Simon Ellis
Architect CT
Cypress House
3 Grove Ave
3 Grove Avenue
Wilmslow
SK9 5EG
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**19/00090/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 4 and 5 of planning permission 17/01034/FUL**
Location:	**1 The Butts, Rochdale, OL16 1ES**

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 works to install the rear boundary treatment shall be undertaken until samples and/or full details of the proposed materials including rendered posts, glazing panels, gates and fixings have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out with materials to match the duly approved samples.

Reason: In the interests of preserving the character and appearance of the conservation area and the setting of designated and non-designated heritage assets in accordance with Policies P2 and P3 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and Sections 66 and 72 of the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

Decision: The emergency exit gate design and all materials shown on drawing no. F1920-704 Rev. B 'Proposed Plans Ground Floor Garden Perimeter Wall Detail' (Amended Plan Received 18.03.19) and glazing Certificate of Conformity no. 11451 by IGHW Ltd are acceptable. These include RAL 9006 paint for the emergency exit gates, clear non-reflective glazing for the balustrade and scraped texture 'Champagne' colour K'Rend planters. To comply with the condition, only these materials shall be used in the construction of the external surfaces of the development.

5 No works to remove the existing external ramp shall commence until such time as an Emergency Plan documenting the flood, fire and other risks to the site and the actions to be taken in the event of a flood warning being issued or other emergency alarm being raised has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter operate in accordance with the provisions of the duly approved Emergency Plan.

Reason: In order to appropriately mitigate flood, fire and other risks to users of the internal and external areas of the development in accordance with policy G8 of the adopted Rochdale Core

Strategy and the requirements of the National Planning Policy Framework.

Decision: The Emergency Plan dated 16th February 2019 (plan ref. WFST Personal Emergency Evacuation Plan (PEEP) Form V1) prepared by Philip Dean MIFireE, which is in addition to any site specific Standard Operating Procedures, is approved. To comply with the requirements of the condition, the approved emergency plan shall be adhered to at all times, including on-going monitoring, review and training as referred to in the Emergency Plan.

Yours faithfully,



.....
Signed on behalf of the Council