



PLANNING AND DEVELOPMENT

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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00873/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with conditions 5 (materials), 6 (windows and doors), 8 (acoustics), 9 (refuse plan) and 11 (biodiversity) on planning permission 22/00968/FUL
Location:	44-46 Yorkshire Street , 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:

- 5 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. Development shall be carried out in accordance with the approved details prior to the first occupation of the development.

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

Decision: The proposed materials comprising the following are acceptable:

- Vimzinc standing seam cladding, RAL 8004 for the new roof extension;
- Vimzinc Flat Lock Panel, RAL 8004 for cladding to new feature bay windows, under shopfronts and surrounding new apartments entrance;
- Vimzinc Flat Lock Panel, RAL 7016 over new shopfronts and apartments entrance.
- Aluna Window in anthracite grey (RAL 7016) where it relates to brickwork elevations.

Where the window framework relates to cladded sections, the window framework shall be powder coated to match the RAL colour (8004) of the approved cladding. The colour treatment of all window and door framework shall be retained thereafter. For the avoidance of doubt, the shopfront

framework shall also be finished in RAL 7016 and retained as such thereafter.

Where the Vimzinc Flat Lock Panel cladding is utilised on the Baillie Street elevation, the minimum depth of reveal in relation to the surrounding brickwork shall not be less than 102.5mm.

The development shall not be carried out other than in accordance with these details.

- 6 Notwithstanding any description of materials in the application no above ground construction works shall take place until full details of the windows and doors, including sections at a scale of not less than 1:20 to demonstrate: the longitudinal and cross-sectional detailing, and means of opening together with any finished treatment, including samples if so required, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details before the flats and retail units are first occupied and thereafter so maintained.

Reason: to protect the character and appearance of the Rochdale Town Centre Conservation Areas, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The submitted window and door details comprising the following area approved:

- BM/0623/BAILLIE/BR10, Window and Door Schedule
- BM/0623/BAILLIE/BR11, Window and Door Schedule 2
- BM/0623/BAILLIE/BR12, Window and Door Schedule 3
- BM/0623/BAILLIE/BR13
- Window sample panel received in LPA Office on 02.02.24

The development shall not be carried otherwise than in accordance with the approved details.

- 8 Notwithstanding the approved Noise Assessment, no part of the development shall be occupied until full details of any noise mitigation measures have been submitted to and approved by the Local Planning Authority. These measures shall include the glazing, external walls and ventilation specifications. A verification report shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of any dwelling benefitting from upgraded acoustic mitigation measures.

Reason: To safeguard the living conditions of future residents in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The noise mitigation details as provided in the following list of plans / documents are approved:

- Noise Assessment by SBM Safety Solutions ref. E19371. BS8233, dated 14.09.22
- BM/0623/BAILLIE/BR2, Proposed Plans Sheet 1
- BM/0623/BAILLIE/BR4, Proposed Floor Plans 2
- BM/0623/BAILLIE/BR8, Proposed Detail Section 1

A further application will be required to submit a verification report to be approved in writing by the Local Planning Authority prior to first occupation of

any dwelling demonstrating that the required internal noise levels have been met.

- 9 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 residential amenity and highways safety in accordance with Policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The proposed waste collection arrangements that indicate collection of residential waste from Yorkshire Street and commercial waste collection from Baillie Street are not approved. Standard residential style wheelie bins are unlikely to be suitable for retail waste which generally involves large amounts of packaging and a large number of commercial Eurobins cannot be safely accommodated on the sloping Yorkshire Street, which is also the primary shopping street that suffers from a significant amount of street clutter.

A further application will be required to devise an alternative waste collection strategy.

- 11 No above ground works shall take place until a scheme of biodiversity enhancement for the site has been submitted to, and been approved in writing by, the local planning authority. The approved scheme shall be implemented in accordance with the approved details and retained thereafter.

Reason: To secure opportunities for the enhancement of the nature conservation value of the site in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The submitted Biodiversity Enhancement Scheme ref. RHE.3234 dated 27.06.24 by Rachel Hacking Ecology is approved. The development shall not be carried out otherwise than in accordance with these details.

Yours faithfully,

Melanie Hale
Head of Planning Services