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: emma.heron@rochdale.gov.uk
Our ref: 19/00369/DOC
Enquiries to: Emma Heron
Direct Line: (01706) 925824
Date: 16 April 2019

Mr Ben Gavaghan
DLA Architecture Limited
No 55 St Pauls Street
Leeds
LS1 2TE

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**19/00369/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with condition 14 (BREEAM) of planning permission 18/00445/FUL**
Location:	**Plot N, Kingsway Business Park Rochdale, At The Junction Of Sir Isaac Newton Way And Michael Faraday Avenue To The North West Of Lower Lane Bridleway., ,**

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

Conditions and Reasons:

14 Each building shall achieve a 'very good' or 'excellent' Building Research Establishment Environmental Assessment Methodology (BREEAM) rating or equivalent, unless otherwise agreed in writing by the Local Planning Authority. Where this BREEAM requirement is achieved, a Design Stage Certificate confirming such an outcome, and detailing the energy supply installed within the building, shall be submitted to and approved in writing by the Local Planning Authority within 6 months of the date of first occupation of the building.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials in accordance with policy G2 of the adopted Rochdale Core Strategy, the Council's Energy and New Development Supplementary Planning Document and the requirements of the National Planning Policy Framework.

OFFICER COMMENT: The detail supplied is acceptable (Design Stage Certificate achieving a BREEAM very good score). The condition is complied with.

Yours faithfully,

.....
Signed on behalf of the Council