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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00772/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 8 (Phase 1 Energy and Sustainability Report) and 27 (extraction equipment) on planning permission 20/01529/FUL
Location:	Land Bounded by John Street, New Baillie Street, Penn Street and rear of properties fronting Yorkshire Street, Rochdale

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

Conditions and Reasons:

- 8 *The development within Phase 1 as described in Condition 4 shall be undertaken in accordance with the relevant measures identified in the hereby approved Energy and Sustainability Report, prepared by TACE, reference PA1555/PA1556 Revision B dated February 2021, for enhanced building envelope insulation; engineered façade design; air permeability; high efficiency systems, plant and controls; air source heat pumps and photovoltaics. Any amendment to the hereby approved Energy and Sustainability Report and relevant measures must be first agreed in writing by the Local Planning Authority.*

A verification report to confirm the development has been implemented in conformity with the relevant measures shall be submitted to and approved in writing by the Local Planning Authority prior to the first use or occupation of any building or unit within Phase 1. All relevant installed plant, air source heat pumps and photovoltaics shall be maintained and retained in use thereafter in perpetuity.

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 and the National Planning Policy Framework.

The submitted Verification Report is acceptable and condition 8 is discharged.

- 26 *No building or unit(s) therein in any phase of development that includes restaurant, food and drink uses, including ancillary uses, within Use Class E, shall be brought into use until a scheme for the use of air extraction equipment and specifications of the equipment, including measures to alleviate noise, vibration, fumes, odours, (and*

incorporating active carbon filters, silencers and anti-vibration mountings where necessary), shall be submitted to and approved in writing by the Local Planning Authority for that building or unit(s) therein. The equipment shall be implemented in accordance with the relevant approved details before occupation of the relevant building or unit(s) therein, and maintained thereafter in perpetuity in good working order.

Reason: In order to ensure an appropriate level of sound insulation in the interests of residential amenity in accordance with Core Strategy policy DM1 and the National Planning Policy Framework.

The submitted details are acceptable and condition 27 is discharged insofar as it relates to building 2 (hotel) of the approved scheme. No approval is required in relation to buildings 3 and 4 on the basis that they comprise residential uses only and do not include any of the uses described in condition 27.

For the avoidance of doubt, the approved details are as set out in:

- Planning Conditions Statement, Ameen 7.7.23 Rev B
- RR2-AME-B2-00-DR-M-57001-(AF)-Level 00 Ventilation & AC Layout
- RR2-AME-B2-01-DR-M-57002-(AF)-Level 01 Ventilation & AC Layout
- RR2-AME-B2-ZZ-DR-M-57003-(AF)-Level 02-05 Ventilation & AC Layout
- RR2-AME-B2-06-DR-M-57004-(AF)-Level 06 Ventilation & AC Layout
- RR2-AME-B2-RF-DR-M-57005-(AF)-Roof Level Ventilation & AC Layout

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services