



PLANNING AND DEVELOPMENT

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Date: 13 January 2025

Lynsay Ewart
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31 Blackfriars Road
Salford
M3 7AQ
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01261/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 8 (Noise Impacts) of planning permission 23/01236/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:

- 8 The development hereby approved shall not be carried out otherwise than in accordance with the recommended glazing and wall ventilation specifications as detailed in the Noise Assessment ref. E19371. BS8233 prepared by SBM Safety Solutions, dated 14.09.22 and the construction specifications detailed on the approved Proposed Floor Plans 2, drawing no. BM/0623/BAILLIE/ BR4 Revision A.

Notwithstanding the above, no dwelling hereby approved shall be occupied until such time as verification testing has been undertaken in the residential units to demonstrate that the following maximum internal noise levels have been achieved, with the results of the verification testing having been submitted to and approved in writing by the Local Planning Authority:

- o 35 dB(A) Leq (16 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
- o 30dB(A) Leq 8 hour in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
- o 35 dB(A) Leq (16 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
- o 40dB(A) Leq (16 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

Reason: In the interests of safeguarding the living conditions of future residents in accordance with Places for Everyone Joint Development Plan policy JP-P1, policies DM1 & G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The Internal Noise Levels Verification Assessment by SBM Safety Solutions, ref. E19371. BS8233, dated 18th December 2024 is approved.

Yours faithfully,

Melanie Hale
Head of Planning Services