



Mr. Niamat Ali
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United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/01114/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (noise survey) on planning permission 20/00833/FUL
Location:	127 Oldham Road, Middleton, Rochdale, M24 1AU

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

Conditions and Reasons:

- 3 Development shall not commence until a noise survey has been submitted to and approved in writing by the Local Planning Authority. The noise survey shall demonstrate how the following internal noise levels can be achieved:
- o 35 dB(A) Leq (1 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
 - o 30dB(A) Leq 5mins in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
 - o 35 dB(A) Leq (1 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
 - o 40dB(A) Leq (1 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

None of the flats shall become occupied until all necessary works to achieve the required internal noise levels have been completed and a post completion report is submitted to and approved in writing to the Local Planning Authority to confirm that the building is achieving the required noise levels.

Reason: In the interests of ensuring good quality living standards for occupants and to be in compliance with Policy S03 of the Rochdale Core Strategy and the National Planning Policy Framework.

Officers Response: The details submitted I, 'Assessment of noise climate at 127 Oldham Road, Middleton, M24 1AU for the redevelopment of an existing building into 5 no.apartments' in relation to condition 3 are Part Discharged.

This is as it appears the units are not yet constructed and as such no validation testing can or has been carried out to fully comply with the condition. Prior to occupation of the proposed development a post completion report is submitted to and approved in writing to the Local Planning Authority to confirm that the building is achieving the required noise levels.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services