



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: michael.atkinson-smith@rochdale.gov.uk
Our ref: 24/00495/DOC
Enquiries to: Michael Atkinson-Smith
Direct Line: 01706 925976
Date: 14 June 2024

Mr. Craig Welsh
Studio KMA
Clarence Arcade
Stamford Street
Ashton-under-Lyne
OL6 7PT
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00495/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 5 (Validation Reports) and 21 (Noise Impact Survey, and Ventilation Noise Survey) of planning permission 23/00637/VRCON (Section 73 application for minor material amendments to planning permission 21/01715/VRCON (Residential Development comprising the erection of 16 dwellings together with access, associated infrastructure and landscaping (Affordable Housing)) relating to design changes to the external appearance)
Location:	Land To Rear Of 408 Oldham Road , Oldham Road, Middleton, M24 2FA

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 (a) The development shall be carried out in full accordance with the approved remediation strategy report by Sub Surface ref. 7355B and dated April 2022 .
- (b) Prior to the first occupation of the buildings hereby approved, a further application will need to be made to the local planning authority to provide a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers and to protect the environment in accordance with adopted Places for Everyone Joint Development Plan policy JP-S1 & JP-G3, policies G8 and G9 of the adopted Rochdale Core Strategy, saved policy EM/8 off the Rochdale Unitary Development Plan and the National Planning Policy Framework.

Decision: The following verification reports demonstrating satisfactory completion of the remediation strategy outlined in the remediation strategy report by Sub Surface ref. 7355B, dated April 2022 are approved:

-Validation Report for Residential Development at Oldham Road, Middleton, for Plots 1 to 5 and 8 to 16 by REFA Consulting Engineers, ref. SB/VAL/23049/01 dated 19th April 2023

-Validation Report for Residential Development at Odham Road, Middleton, for Plots 1, 5, 6 and 7 by REFA Consulting Engineers, ref. SB/VAL/23049/02 dated 18th April 2024

21 Internal noise levels within the habitable rooms of Plots 1, 2 and 14 shall not exceed the following levels:

- 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.

No part of the development shall be occupied until such time as a report providing details of the implemented acoustic mitigation measures, and demonstrating that internal noise levels within habitable rooms meet the levels set out above, has been submitted to and approved in writing by the Local Planning Authority. The duly installed mitigation measures shall be retained thereafter.

Reason: In the interests of ensuring a satisfactory standard of residential amenity for future occupiers in accordance with adopted Places for Everyone Joint Development Plan policy JP-S1, adopted Rochdale Core Strategy policies DM1 and G9 and the National Planning Policy Framework.

Decision: Subject to the installation of the required silencers to plots 1, 2 & 14 as detailed in the Ventilation Noise Survey report ref. 11284 by Braiden Acoustics Ltd, dated 21st May 2024, the requirements of the condition will have been complied with.

Yours faithfully,

Melanie Hale
Head of Planning Services