

Public Document Pack



Meeting of: Planning and Licensing Committee
Date: Thursday, 6th February, 2020
Time: 6.00 pm.
Venue: Number One Riverside, Smith Street,
Rochdale, OL16 1XU

This agenda gives notice of items to be considered in private as required by Regulations 5 (4) and (5) of The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.

Item No.	Supplementary Agenda	Page No
6	Submitted Planning Applications	2 - 15

To consider the Planning Officer's update report

Planning and Licensing Committee Members

Councillor Shakil Ahmed	Councillor Phil Burke
Councillor Irene Davidson	Councillor Susan Emmott
Councillor Rachel Massey	Councillor Amna Mir
Councillor Shaun O'Neill	Councillor Faisal Rana
Councillor Aasim Rashid	Councillor Peter Rush
Councillor John Taylor	Councillor Shah Wazir
Councillor Peter Winkler	Councillor Sameena Zaheer
Councillor Mohammed Zaman	

For more information about this meeting, please contact:
Peter Thompson
Committees and Constitutional Services
Floor 2, Number One Riverside,
Smith Street, Rochdale, OL16 1XU

Telephone: 01706 924715
E-mail: peter.thompson@rochdale.gov.uk

Agenda Item 6

Planning and Licensing Committee Update Report – 6th February 2020

AGENDA ITEM 6(a) – 19/00853/FUL – land off Newby Drive, Middleton

UPDATE TO REPORT

As noted at paragraph 10 of the analysis within the agenda report (page 14), amended plans were due to be submitted in respect of the fenestration design for the houses to be constructed at plot 1 and 28 of the development, in order to address concerns with respect to the relationship with existing dwellings at nos. 18 and 20 Langdale Drive.

Amended plans for House Type A on these plots have been duly submitted, which include for the removal of the upper floor windows in the gables facing towards the properties on Langdale Drive. The amendment prevents overlooking of the rear gardens and elevations of nos. 18 and 20, whilst ensuring sufficient outlook and provision of natural light is afforded to the occupiers of the future properties, by virtue of retained windows to the bedrooms on the front elevations.

UPDATE TO RECOMMENDATION

In light of receipt of the above amended plan, condition 2 is revised as follows:

2. This permission relates to the following plans:
 - Site Location Plan ref. 1871 01 rev. A
 - Proposed Site Plan ref. 1871 02 rev. D
 - House Types A & B ref. 1871 04 rev. B
 - House Type A Variations Plots 1 & 28 ref. 1871 10
 - House Types C & D ref. 1871 05 rev. C
 - House Types E & F ref. 1871 06
 - Drainage Layout ref. 29693-6020 rev. P5

and the development shall be carried out in accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

AGENDA ITEM 6(c) – 19/00260/FUL – Mills 1 and 2, Mutual Mills, Heywood

UPDATE TO RECOMMENDATION

A recommended schedule of conditions is provided below. The applicant has provided their agreement to attach the pre-commencement conditions, in accordance with the (Pre-commencement Conditions) Regulations 2018.

The full updated recommendation is therefore as follows:

It is recommended that the Planning and Licensing Committee resolves that it is minded to GRANT planning permission subject to a Section 106 agreement to secure the following:

- i. Financial contribution of £175,087.92 (inc. 5% admin fee) towards provision/improvement of Public Open Space;
- ii. Financial contribution of £192,596.71 (inc. 5% admin fee) towards provision/improvement Formal Sports;
- iii. Financial contribution of £178,640.15 towards Primary education provision;
- iv. Financial contribution of £89,320.06 towards Secondary education provision;
- v. Financial contribution of £5,000 towards bus stop improvements on A58 (Rochdale Road East);
- vi. Financial contribution of £2,600 to install, maintain and monitor air pollution monitoring equipment;
- vii. Financial contribution of £397,398.16 towards provision of off-site affordable housing,
- viii. Inclusion of a clawback/overage clause allowing for re-gain of the planning benefit for provision of off-site affordable housing in the event that sales values exceed those anticipated at the time of the agreement.

and that the Section 106 agreement requires the above contributions to be paid broadly in accordance with the following trigger points and proportions:

Prior to first occupation of Mill 1 and the Office Block:

Contribution	Proportion of Total Contribution
Public Open Space	50%
Formal Sports	50%
Primary Education	60%
Secondary Education	60%
Bus Stop Improvements	100%
Air Quality Monitoring	100%
Affordable Housing	50%

Prior to first occupation of Mill 2:

Contribution	Proportion of Total Contribution
Public Open Space	50%
Formal Sports	50%
Primary Education	40%
Secondary Education	40%

Affordable Housing	50%
--------------------	-----

and that the Head of Planning Services is authorised to GRANT planning permission upon execution of the above S106 agreement subject to the schedule of conditions set out below:

1. Time Limit
<p>The development must be begun not later than three years beginning with the date of this permission.</p> <p>Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).</p>
2. Plans
<p>This decision relates to the following plans:</p> <ul style="list-style-type: none"> - Location Plan – 1795-18-100 rev. B - Existing Site Plan – 1795-18-101 rev. B - Mill 1 – Existing Basement & Ground Floor Plans – 1795-18-102 rev. A - Mill 1 – Existing First & Second Floor Plans – 1795-18-103 rev. A - Mill 1 – Existing Third & Fourth Floor Plans – 1795-18-104 rev. A - Mill 1 – Existing Elevations – 1795-18-105 rev. B - Mill 2 – Existing Basement & Ground Floor Plans – 1795-18-106 - Mill 2 – Existing First & Second Floor Plans – 1795-18-107 - Mill 2 – Existing Third & Fourth Floor Plans – 1795-18-108 rev. A - Mill 2 – Existing Elevations – 1795-18-109 rev. A - Proposed Site Plan – 1795-18-110 rev. J - Mill 1 – Proposed Basement & Ground Floor Plans – 1795-18-111 rev. H - Mill 1 – Proposed Mezzanine & First Floor Plans – 1795-18-112 rev. J - Mill 1 – Proposed Second & Third Floor Plans – 1795-18-113 rev. H - Mill 1 – Proposed Fourth Floor Plan – 1795-18-114 rev. H - Mill 1 – Proposed Elevations – 1795-18-115 rev. G - Mill 1 – Proposed Courtyard Elevations – 1795-18-116 rev. H - Mill 2 – Proposed Basement & Ground Floor Plans – 1795-18-117 rev. F - Mill 2 – Proposed Mezzanine & First Floor Plans – 1795-18-118 rev. G - Mill 2 – Proposed Second & Third Floor Plans – 1795-18-119 rev. G - Mill 2 – Proposed Fourth Floor Plan – 1795-18-120 rev. H - Mill 2 – Proposed Elevations – 1795-18-121 rev. G - Mill 2 – Proposed Courtyard Elevations – 1795-18-122 rev. G - Proposed Demolition Plan – 1795-18-123 rev. D - Existing Section and Details Section – 1795-18-124 rev. B - Typical Car Park Ventilation Openings Details – 1795-18-125 rev. B - Typical Internal Wall Details – 1795-18-126 rev. E - Existing Office Floor Plans – 1795-18-127 rev. A - Existing Office Elevations – 1795-18-128 rev. C - Proposed Office Floor Plans – 1795-18-129 rev. D - Existing Window Details – 1795-18-132 - Proposed Window Details – 1795-18-136 rev. E - Typical Column Arrangements – 1795-18-137 rev. C - Mill 1 – Proposed Section B-B – 1795-18-138 rev. F - Mill 1 – Proposed Section C-C & Duplex Details – 1795-18-139 rev. C - Mill 2 – Existing & Proposed Sections – 1795-18-140 rev. C - Typical Car Park Entrance Details – 1795-18-141 rev. A - Mill 1 - Typical Drainage Layout - 1795-18-142 - Mill 2 – Typical Drainage Layout - 1795-18-143

	<ul style="list-style-type: none"> - Floor Detail - H76720 FO-SK-01 - Proposed Structural Design Atrium Concept Sketch – H767230-JNP-20-ZZ-SK-S-7000 rev. P02 - Drainage Strategy – H76720-JNP-94-XX-SK-C-7001 rev. P01 <p>and the development shall be carried out in accordance with these drawings hereby approved.</p> <p>Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the NPPF.</p>
3.	Phased Development Detail
	<p>No development, shall take place, including any works of demolition or site preparation, until such time as a phasing plan identifying all phases of the development has been submitted to and approved in writing by the Local Planning Authority. The development/works shall thereafter be undertaken in accordance with the duly approved phasing plan and the approved phasing shall apply to the provisions of the following conditions attached to this permission.</p> <p>Reason: In the interests of ensuring the co-ordinated and comprehensive redevelopment of the site to protect the significance of the heritage assets in accordance with Policies P2 and DM1 of the adopted Rochdale Core Strategy and the NPPF.</p> <p>Reason for pre-commencement: A phasing plan is required to be agreed in advance of commencement of any works on site to ensure comprehensive phasing and to ensure that the LPA fully understands the timing and order of works to the heritage asset.</p>
4.	Demolition
	<p>No demolition shall take place until the following have been submitted to and approved in writing by the Local Planning Authority:</p> <ul style="list-style-type: none"> (a) Detail of the contractual arrangements which have been put in place to secure the redevelopment of the site through the implementation of the development approved under this permission, including timescales for the carrying out of the development; (b) Detailed methodology of ensuring the safety and stability of the buildings to be retained on site throughout the phases of demolition, including structural engineering drawings and/or a method statement; (c) Detailed works methodology for the carrying out of works demolition, as detailed on plan ref. 1795-18-123 rev. D and including the formation of the atria as shown on plans 1795-18-116 rev. H and 1795-18-122 rev. G; (d) Detailed works methodology for the protection and retention of columns and beams throughout the building for the duration of construction works on site; (e) Detailed works methodology for the protection and retention of the fire pump within the basement of Mill 1; (f) Detailed works methodology for the lifting, retention, storage, cleaning & restoration, and reinstatement (elsewhere within the development) of the York Stone slabs within the ground floor of Mill 1. <p>The works of demolition & development, and the works of the reinstatement of the stone slabs, shall be carried out fully in accordance with the duly approved detail and the atria formations shall be carried out in accordance with the detail shown on plan ref. H767230-JNP-20-ZZ-SK-S-7000 rev. P02.</p>

	<p>Reason: To ensure that premature demolition does not take place to the detriment of the heritage assets and in the interests of protecting the historic fabric of the buildings, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the NPPF.</p> <p>Reason for pre-commencement: The proposals include for works involving part demolition of a heritage asset; an understanding of protection measures and methods of working to protect the heritage asset is required before any such works take place.</p>
5.	Construction Management Strategy
	<p>No development shall take place in any phase, including any works of demolition or site preparation, until a Construction Method Statement for that phase has been submitted to, and approved in writing by the Local Planning Authority. The Statement shall provide for:</p> <ul style="list-style-type: none"> (a) the parking of vehicles of site operatives and visitors; (b) loading and unloading of plant and materials; (c) storage of plant and materials used in constructing the development; (d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; (e) wheel washing facilities; (f) measures to control the emission of dust and dirt during construction; (g) Hours for delivery vehicles. <p>The approved Construction Method Statement for each phase shall be adhered to throughout the construction period for that phase.</p> <p>Reason: In the interests of the amenities of the area, the amenities of surrounding residents, and the safety and free flow of highway users, in accordance with Policies P3, G9 and DM1 of the adopted Rochdale Core Strategy and the NPPF.</p> <p>Reason for pre-commencement: The proposals require ground works and engineering works; an understanding of measures to protect are required in advance of such works.</p>
6.	Site Investigation/Remediation Strategy
	<p>No development shall take place in any phase until an investigation and risk assessment (in addition to any assessment provided with the planning application) for that phase has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site) and shall be undertaken by competent persons. The submitted report shall include:</p> <ul style="list-style-type: none"> (a) a survey of the extent, scale and nature of contamination; (b) an assessment of the potential risks to: <ul style="list-style-type: none"> i. human health; ii. property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes; iii. adjoining land; iv. groundwaters and surface waters; v. ecological systems; vi. archaeological sites and ancient monuments. (c) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site. <p>The development shall thereafter be carried out in full accordance with the duly approved remediation strategy; no part of any phase of the development shall be occupied until such time as a verification report for that phase has been submitted to and approved in writing by the Local Planning Authority.</p>

	<p>Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policies G8 and G9 of the adopted Rochdale Core Strategy, Policies EM/7 and EM/8 of the Rochdale Unitary Development Plan and the NPPF.</p> <p>Reason for pre-commencement: An understanding of necessary remedial works is required prior to works starting on site to ensure that comprehensive and appropriate remediation is undertaken from the commencement of engineering operations.</p>
7.	Written Scheme of Investigation (Archaeology)
	<p>No development/works in any phase shall take place until a Written Scheme of Investigation (WSI) for that phase has been prepared by a suitably qualified and experienced archaeological contractor and submitted to and approved in writing by the Local Planning Authority. The development/works for each phase shall be undertaken in accordance with the duly approved WSI and no part of any phase of the development shall be occupied until such time as the site investigation for that phase has been completed in accordance with the duly approved detail. The WSI shall cover the following:</p> <ul style="list-style-type: none"> (a) A phased programme and methodology of site investigation and recording to include: <ul style="list-style-type: none"> i. Historic building recording survey (Historic England Level 2); ii. Background documentary research; iii. Targeted open area excavation. (b) A programme for post investigation assessment to include: <ul style="list-style-type: none"> i. analysis of the site investigation records and finds; ii. production of a final report on the significance of the archaeological and historical interest represented. (c) Provision for publication and dissemination of the analysis and report on the site investigation, including deposition with the Greater Manchester Historic Environment Record and Rochdale Local Studies Library; (d) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI. <p>Reason: To protect the significance of any archaeological remains on the site in accordance with Policy P2 of the adopted Rochdale Core Strategy and the NPPF.</p> <p>Reason for pre-commencement: There is a risk of disturbance to below ground features of archaeological importance on commencement and the building recording survey must be completed prior to commencement of works.</p>
8.	Drainage
	<p>Notwithstanding any detail on the approved plans, no development in any phase shall commence until a sustainable surface water drainage scheme (including drainage of surface water from parking areas) for that phase has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme for the development shall accord with the NPPG hierarchy, in the following order of priority:</p> <ol style="list-style-type: none"> 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer. <p>The surface water drainage scheme shall include:</p> <ul style="list-style-type: none"> (a) A detailed investigation of the potential to apply the hierarchy of drainage options above. This investigation shall include evidence of an assessment of ground conditions, the potential for infiltration of surface water, and the use of

	<p>permeable surfaces in all hardstanding areas;</p> <p>(b) A detailed survey of existing on-site drainage arrangements and detailed calculations of the existing rate of discharge from the site;</p> <p>(c) The background calculations of any MicroDrainage model that has been used for the runoff calculations;</p> <p>(d) Details of Sustainable Urban Drainage Systems (SuDS) and any necessary flow attenuation measures to provide a brownfield surface water runoff rate reduction of at least 50% (if it is agreed that the option of infiltration drainage is discounted);</p> <p>(e) Flood water exceedance routes;</p> <p>(f) Details of finished floor levels in AOD; and</p> <p>(g) Details of how the surface water drainage scheme will be maintained and managed following completion.</p> <p>No part of any phase of the development shall be occupied until such time as the duly approved surface water drainage scheme for that phase has been implemented and a validation report demonstrating the same has been submitted to and approved in writing by the Local Planning Authority. The drainage infrastructure shall be retained as such thereafter and maintained/managed in accordance with the approved detail.</p> <p>Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the Rochdale Unitary Development Plan and the NPPF.</p> <p>Reason for pre-commencement: Drainage infrastructure will need to be installed following demolition and prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.</p>
<p>9.</p>	<p>Bat and Bird Method Statements</p>
	<p>No development, shall take place, including any works of demolition or site preparation, in any phase of the development until such time as a Bat and Barn Owl Protection/Mitigation Method Statements relevant to that phase have been submitted to and approved in writing by the Local Planning Authority. The Method Statements shall be drawn up by a suitably qualified ecologist and shall provide comprehensive details of measures to be taken to avoid any possible harm to bats and Barn Owls during the course of works within that phase.</p> <p>The development within that phase shall thereafter be undertaken in accordance with the provisions of the duly approved method statements.</p> <p>Reason: In the interests of safeguarding protected species in accordance with Policy G7 of the adopted Rochdale Core Strategy, the NPPF, the Wildlife & Countryside Act (as amended) and the Conservation of Habitats & Species Regulations.</p> <p>Reason for pre-commencement: In the absence of an approved method statement, any works on site would pose a risk to protected species.</p>

10.	Invasive Species Management Plan
	<p>No development or works of demolition and site clearance and preparation shall take place until a detailed method statement for the removal or long-term management/eradication of invasive plant species on the site has been submitted to and approved in writing by the Local Planning Authority. Development/works shall be carried out in accordance with the approved method statement.</p> <p>Reason: To ensure the satisfactory treatment and disposal of invasive plant species which, under the terms of the Wildlife & Countryside Act 1981 (as amended) it is an offence to be caused to be spread, and in accordance with the provisions of Policy G7 of the adopted Rochdale Core Strategy and the NPPF.</p> <p>Reason for pre-commencement: Construction activity increases the risk of invasive species spreading.</p>
11.	Office Block Window/Door Design
	<p>No works for the refurbishment/replacement of windows and doors in the Office Block, to the south of Mill 1, shall be undertaken until such time as a detailed scheme of works for the same has been submitted to and approved in writing by the Local Planning Authority. The scheme of works shall be based on a detailed survey of the existing windows and doors, including an assessment of their potential for retention/refurbishment and shall include detailed drawings of proposed replacements, where deemed necessary in light of the findings of the survey.</p> <p>No part of the Office Block shall be occupied until such time as the replacement windows and doors have been fully installed in accordance with the approved detail, to meet the required acoustic specification (36 dB R_w and 32 dB R_w+Ctr), and a verification report for that phase has been submitted to and approved in writing by the Local Planning Authority to confirm that the approved ventilation and acoustic measures have been implemented to achieve the required maximum internal noise levels (in accordance with the 'Noise Assessment for Planning Purposes by AEC Ltd. ref. P3429/R1A/PJK dated 3rd August 2017). The noise attenuation measures shall be retained as installed thereafter in perpetuity.</p> <p>Reason: In the interests of ensuring a satisfactory visual appearance to the development, to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the buildings and to ensure adequate amenity standards for future residents in accordance with Policies P2, P3, G9 and DM1 of the adopted Rochdale Core Strategy, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.</p>
12.	Replacement Windows/Screens
	<p>(a) No works for the installation of replacement 3 by 3 window units (as detailed on plan ref. 1795-18-136 rev. E) in any phase of the development shall take place until such time as a detailed specification for their colour treatment and finish, including a detailed design for proposed infill panels around retained beams/hoists, has been submitted to and approved in writing by the Local Planning Authority.</p> <p>(b) No works for the installation of replacement 3 by 4 window units in any phase of the development shall take place until such time as a detailed design, including sectional drawings, and specification for their colour treatment and finish has been submitted to and approved in writing by the Local Planning Authority.</p> <p>(c) No works for the installation, as detailed on plan refs. 1795-18-115 rev. G and 1795-18-121 rev. G, of car park ventilation screens, in accordance with the design shown on plan ref. 1795-18-125 rev. B, in any phase of the development shall take place until such time as a detailed specification for their colour treatment and finish has been submitted to and approved in writing by the Local Planning Authority.</p>

	<p>(d) No part of any phase of the development shall be occupied until such time as the 3 by 3 and 3 by 4 window units within that phase have been installed in accordance with the approved detail, to meet the required acoustic specification (36 dB R_w and 32 dB R_w+Ctr), and a verification report for that phase has been submitted to and approved in writing by the Local Planning Authority to confirm that the approved ventilation and acoustic measures have been implemented to achieve the required maximum internal noise levels (in accordance with the 'Noise Assessment for Planning Purposes by AEC Ltd. ref. P3429/R1A/PJK dated 3rd August 2017). The noise attenuation measures shall be retained as installed thereafter in perpetuity.</p> <p>(e) No part of any phase of the development shall be occupied until such time as the car park ventilation screens within that phase have been installed in accordance with the approved detail. The ventilation screens shall be retained as installed thereafter.</p> <p>Reason: In the interests of ensuring a satisfactory visual appearance to the development, to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the buildings and to ensure adequate amenity standards for future residents in accordance with Policies P2, P3, G9 and DM1 of the adopted Rochdale Core Strategy, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.</p>
13. Engine Houses	<p>(a) No works for the restoration of the Engine House to Mill 1 shall take place until such time as a detailed scheme for its restoration has been submitted to and approved in writing by the Local Planning Authority. No part of Mill 1 shall be occupied until such time as the restoration works have been completed in accordance with the duly approved scheme.</p> <p>(b) No works for the restoration of the Engine House to Mill 2 shall take place until such time as a detailed scheme for its restoration has been submitted to and approved in writing by the Local Planning Authority. No part of Mill 2 shall be occupied until such time as the restoration works have been completed in accordance with the duly approved scheme.</p> <p>(c) The detailed scheme for repair of each Engine House shall include, but not be limited to, the following:</p> <ol style="list-style-type: none"> i. Full detail of demolition/clearance/removal of historic fabric; ii. Schedule of repair/restoration/replacement of windows and doors, including detailed scaled drawings & cross-sections, materials, and finishing detail of the replacement elements; iii. Schedule and scheme of repair/re-instatement/replacement for the roof; iv. Schedule of works for retention/repair/provision of rainwater goods; v. Detail of repairs to external steps and walling; vi. Detail and specification of internal wall finishes including retention and cleaning methodology for existing tiling/brickwork; and vii. Schedule of works for retention of internal mechanical infrastructure. <p>Reason: In the interests of ensuring a satisfactory visual appearance to the development and to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the buildings in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.</p>

14.	Roof Repair Specification
	<p>No works for roof repair in any phase of the development shall take place until such time as a detailed specification for the repairs within that phase has been submitted to and approved in writing by the Local Planning Authority; the detailed specification for each phase shall include the following matters, including scaled drawings where necessary:</p> <ul style="list-style-type: none"> (a) A sample of the proposed roofing material; (b) Detail of the treatment of copings and wall heads; (c) Detail of the treatment of eaves; (d) Detail of the means of ventilating the roof; and (e) Detail of any flues, vents or other pipework projecting above the roof plane. <p>No part of any phase of the development shall be occupied until such time as the roof repair works within that phase have been completed in accordance with the duly approved detail.</p> <p>Reason: In the interests of ensuring a satisfactory visual appearance to the development and to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the buildings in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.</p>
15.	Atria Detailing
	<p>(a) No works for the formation of the atrium to Mill 1, as detailed on plan ref. 1795-18-116 rev. H, shall take place until such time as a detailed scheme for the following matters has been submitted to and approved in writing by the Local Planning Authority:</p> <ul style="list-style-type: none"> i. Detailed design and specification of new windows and doors to the atrium elevations, including their colour treatment and finish; ii. Detailed design and specification for the atrium cladding, including provision of a sample panel and detail of the colour treatment and finish; iii. Full specification & design of the rainwater goods; iv. Full product specifications and a sample of the proposed paving materials to be used alongside paving slabs retained by virtue of the provisions of condition 4 of this permission; and v. A detailed scheme for the retention of columns and beams including, where necessary, arrangements for temporary secure storage and reinstatement, including a timetable for the same. <p>(b) No part of Mill 1 shall be occupied until such time as the atrium construction has been completed in accordance with the duly approved detail, and to meet the required acoustic specification (36 dB Rw and 32 dB Rw+Ctr), and a verification report for that phase has been submitted to and approved in writing by the Local Planning Authority to confirm that the approved ventilation and acoustic measures have been implemented to achieve the required maximum internal noise levels (in accordance with the 'Noise Assessment for Planning Purposes by AEC Ltd. ref. P3429/R1A/PJK dated 3rd August 2017). The windows and doors shall be retained as installed thereafter.</p> <p>(c) No works for the formation of the atrium to Mill 2, as detailed on plan ref. 1795-18-122 rev. G, shall take place until such time as a detailed scheme for the following matters has been submitted to and approved in writing by the Local Planning Authority:</p> <ul style="list-style-type: none"> i. Detailed design and specification of new windows and doors to the atrium elevations, including their colour treatment and finish;

	<ul style="list-style-type: none"> ii. Detailed design and specification for the atrium cladding, including provision of a sample panel and detail of the colour treatment and finish; iii. Full specification & design of the rainwater goods; iv. Full product specifications and a sample of the proposed paving materials to be used alongside paving slabs retained by virtue of the provisions of condition 4 of this permission; and v. A detailed scheme for the retention of columns and beams including, where necessary, arrangements for temporary secure storage and reinstatement, including a timetable for the same. <p>(d) No part of Mill 2 shall be occupied until such time as the atrium construction has been completed in accordance with the duly approved detail, and to meet the required acoustic specification (36 dB Rw and 32 dB Rw+Ctr), and a verification report for that phase has been submitted to and approved in writing by the Local Planning Authority to confirm that the approved ventilation and acoustic measures have been implemented to achieve the required maximum internal noise levels (in accordance with the 'Noise Assessment for Planning Purposes by AEC Ltd. ref. P3429/R1A/PJK dated 3rd August 2017). The windows and doors shall be retained as installed thereafter.</p> <p>Reason: In the interests of ensuring a satisfactory visual appearance to the development, to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the buildings and to ensure adequate amenity standards for future residents in accordance with Policies P2, P3, G9 and DM1 of the adopted Rochdale Core Strategy, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.</p>
16. External Landscaping Scheme	<ul style="list-style-type: none"> (a) Notwithstanding the details shown on the approved plans, no part of the development shall be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials (including detailed proposals for the surfacing of car parking and circulation areas), planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works. (b) The proposed landscaping scheme shall have regard for the surface water drainage proposals for the site required by virtue of condition 8 of this permission. (c) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation, or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner. (d) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted. <p>Reason: To ensure that the site is satisfactorily landscaped having regard to its location, the nature of the proposed development and the special architectural and historic interest of the buildings in accordance with Policies P2, P3, G6 and DM1 of the adopted Rochdale Core Strategy, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.</p>

17.	Boundary Treatments
	<p>Notwithstanding the details shown on the approved plans, no part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.</p> <p>Reason: In the interests of amenity and in the interests of protecting the special architectural and historic interest of the buildings in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.</p>
18.	Car Park Management Strategy
	<p>No part of any phase of the development shall be occupied until such time as a detailed Car Parking Management Strategy for that phase has been submitted to and approved in writing by the Local Planning Authority. The duly approved Management Strategy shall be fully implemented and shall apply to that phase of the development thereafter in perpetuity and no part of any phase of the development shall be occupied until such time as all access and parking arrangements relevant to that phase, as detailed in the duly approved Management Strategy, have been made available for use.</p> <p>Reason: In the interests of ensuring appropriate allocation and provision of vehicle parking in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the NPPF.</p>
19.	Biodiversity Mitigation (Bird Nests/Bat Roosts)
	<p>No part of any phase of the development shall be occupied until such time as a detailed scheme for the incorporation of biodiversity mitigation features within the buildings relevant to that phase has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall substantially accord with the recommendations of the Preliminary Roost Assessment (Bats) by Ecology Services Ltd. (September 2017 v2) and the Barn Owl Assessment Report by Ecology Services Ltd. (September 2017).</p> <p>No part of any phase of the development shall be occupied until such time as the biodiversity mitigation features relevant to that phase have been installed in accordance with the duly approved scheme for that phase.</p> <p>Reason: In the interests of safeguarding protected species in accordance with Policy G7 of the adopted Rochdale Core Strategy, the NPPF, the Wildlife & Countryside Act (as amended) and the Conservation of Habitats & Species Regulations.</p>
20.	Electric Vehicle Charging
	<p>No part of any phase of the development shall be occupied until such time as a detailed scheme for the provision of Electric Vehicle (EV) Charging Infrastructure for that phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for 20 per cent of all spaces to be provided with active charging infrastructure and an additional 20 per cent of all spaces are provided with passive charging infrastructure for active provision in the future. No part of any phase of the development shall be occupied until such time as all EV Charging Infrastructure relevant to that phase has been made available for use in accordance with the duly approved detail.</p> <p>Reason: In the interests of ensuring appropriate allocation and provision of vehicle parking in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the NPPF.</p>

21.	Bin Stores
	<p>(a) No part of Mill 1 shall be occupied until such time as a detailed scheme for the design and construction of the bin store, as shown on plan ref. 1795-18-111 rev. H, and a Refuse Management/Collection Strategy for Mill 1 has been submitted to and approved in writing by the Local Planning Authority and constructed & made available in accordance with the duly approved detail. The development shall thereafter operate in accordance with the duly approved Refuse Management/Collection Strategy.</p> <p>(b) Notwithstanding any detail shown on the approved plans, no part of Mill 2 shall be occupied until such time as a detailed scheme for the design, construction and location of the bin store (including, but not limited to, detailed drawings and specification & samples of construction materials), as shown on plan ref. 1795-18-117 rev. F, and a Refuse Management/Collection Strategy for Mill 2 has been submitted to and approved in writing by the Local Planning Authority and constructed & made available in accordance with the duly approved detail. The development shall thereafter operate in accordance with the duly approved Refuse Management/Collection Strategy.</p> <p>Reason: In the interests of amenity, in the interests of protecting the special architectural and historic interest of the buildings and in the interests of ensuring appropriate provision and servicing of refuse facilities in accordance with Policies P2, P3, T2 and DM1 of the adopted Rochdale Core Strategy, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.</p>
22.	Cycle Storage
	<p>No part of any phase of the development shall be occupied until such time as a detailed scheme for the provision of bicycle storage, as shown on plan refs. 1795-18-111 rev. H and ref. 1795-18-117 rev. F, for that phase has been submitted to and approved in writing by the Local Planning Authority. No part of any phase of the development shall be occupied until such time as all bicycle parking provision relevant to that phase has been made available for use in accordance with the duly approved detail.</p> <p>Reason: In the interests of ensuring appropriate allocation and provision of bicycle parking in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the NPPF.</p>
23.	Car Park Access Ramps/Openings
	<p>Notwithstanding any detail shown on the approved plans, no works for the construction and installation of the internal car park access ramps, as shown on plan refs. 1795-18-115 rev. G and 1795-18-121 rev. G, in any phase of the development shall take place until such time as a detailed scheme for the design and construction of the access ramps relevant to that phase of the development, including detail & samples of facing materials, has been submitted to and approved in writing by the Local Planning Authority. No part of any phase of the development shall be occupied until such time as the car park ramps relevant to that phase have been completed and constructed in accordance with the duly approved detail.</p> <p>The car park access openings in Mills 1 and 2 shall be constructed in accordance with the details shown on plan ref. H76720-JNP-XX-XX-CO-Z-006/KWS.</p> <p>Reason: In the interests of amenity, in the interests of protecting the special architectural and historic interest of the buildings and in the interests of ensuring appropriate access for vehicles in accordance with Policies P2, P3, T2 and DM1 of the adopted Rochdale Core Strategy, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.</p>

24.	Reinstatement of Footways
	<p>No part of the development shall be occupied until such time as a detailed scheme for the reinstatement of footways across redundant vehicle access points to the site has been submitted to and approved in writing by the Local Planning Authority and the works have been fully implemented and completed in accordance with the duly approved scheme.</p> <p>Reason: In the interests of pedestrian safety in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.</p>
25.	Travel Plan
	<p>Notwithstanding any information provided as part of the application, no phase of the development shall be occupied until such time as a Travel Plan for that phase has been submitted and approved in writing by the Local Planning Authority. The Travel Plan shall contain:</p> <ul style="list-style-type: none"> (a) A Travel Plan budget and resources for the implementation and day-to-day management of Travel Plan measures; (b) Appropriate management structures; (c) Detailed timeframes for delivery; (d) Handover arrangements for the travel plan or its components, when the developer's responsibility ceases; and (e) Targets and monitoring arrangements. <p>The initiatives contained in the approved Travel Plan(s) shall be implemented on the first occupation of any dwelling within the relevant phase and shall continue to be implemented thereafter.</p> <p>Reason: In order to ensure that the development encourages people to travel by sustainable modes of transport in accordance with the objectives of Policy T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.</p>
26.	External Lighting Scheme
	<p>No part of any phase of the development shall be occupied until such time as a detailed external lighting scheme for that phase, including provision for lighting affixed to the buildings and within the external circulation areas, has been submitted to and approved in writing by the Local Planning Authority. No part of any phase of the development shall be occupied until such time as the external lighting scheme relevant to that phase has been installed in accordance with the duly approved detail.</p> <p>Reason: In the interests of amenity and in the interests of protecting the special architectural and historic interest of the buildings in accordance with Policies P2, P3, G9 and DM1 of the adopted Rochdale Core Strategy, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.</p>