

FULL APPLICATION – RE-DEVELOPMENT OF BUSINESS PARK TO CREATE HERITAGE CENTRE WITH CRAFT SHOP/CAFÉ WITH ASSOCIATED RETAILING, TWO TIED WORKER ACCOMMODATION UNITS, TOURIST ACCOMMODATION SPACE, TRAINING ROOM/ COMMUNITY FACILITY, CAFÉ AND OFFICE SPACE AT, ROCKMILL BUSINESS PARK, THE DALE, STONEY MIDDLETON (NP/DDD/0713/0582, P.3289, 16.08.2013, 422427 375647/JK/AM)

DRAFT CONDITIONS

1. Commence development within 5 years.
2. Define approved plans
3. The premises hereby permitted in the Rockmill Accommodation Building shall be for maximum of 71 letting room units. The Rockmill Accommodation Building shall be used for no other purpose other than class C1 and D1- Community Use of the Use Classes order 2010.
4. All the proposed uses (both buildings) shall be confined to the area shown on the approved floor plans.
5. Cafe opening hours to be 7.00am to 10.00pm
6. Use of ground floor of Cupola Building to be restricted to a Heritage Centre with ancillary café and craft/gift shop uses and for no other purposes. The Heritage Centre use shall cover a minimum of 50% of the available floorspace; the café a maximum of 30% and the craft/gift shop a maximum of 20%. Details of the extent of the Heritage Centre/café and craft/gift floorspace shall be submitted to and agreed in writing by the Authority. The scheme shall then be carried out in accordance with the agreed details.
7. Retail sales from the Heritage Centre shall be restricted to the sale of heritage and craft goods.
8. Car parking layout to be carried out in accordance with amended plan no. 4340/224.
9. Despite what is shown on the approved plans, the walling of the rear elevation of the accommodation building either side of the central projecting gable feature shall be either wet dash render or natural limestone, all other walling (both buildings) to be random-coursed limestone, with natural gritstone plinths, and natural gritstone quoinwork to external corners. Sample panels to be agreed.
10. Parapet copings and string courses to be natural gritstone on the Cupola Building - samples to be agreed.
11. All roofs on both buildings (except for single-storey flat-roofed kitchen building on Rock mill building & roof serving covered decking area on rear elevation of Cupola building) to be clad with natural blue slate.
12. Agree details of flat roof and cupola far canopy roofs

13. Omit dormer windows from both buildings and replace with flush-fitting rooflights in accordance with details to be agreed.
14. All window frames to be pvc vertical sliding sash with a white or cream finish – details and recess from the wall to be submitted to and agreed in writing by the Authority.
15. All windows and doors to have natural limestone arched soldier course lintels. All window frames to have gritstone sills
16. Minor design conditions including glazing bars to windows not to exceed 18mm, agree finish of accommodation and cupola building doors, doors in the Cupola building to be timber and glazed in accordance with approved plan, agree finish of timber panelling, black rainwater goods, cement pointed verges, agree fire escape colour, agree precise details of roof lights and solar panels - both to be flush fitting, pipework other than rainwater goods to be wholly internal, agree meter boxes.
17. Submit and agree comprehensive landscaping schemes for both sites (Rock Mill building and Cupola Heritage Building sites) taking account and incorporating the recommendations of the slopes stability investigation report.
18. Retain trees not shown for removal on the approved plans.
19. Protect trees to be retained during construction works.
20. Submit and agree scheme for external lighting.
21. Environment Agency conditions - agree and adopt flood evacuation plan, floor levels for both buildings, surface water drainage scheme.
22. Development in accordance with flood risk assessment and mitigation
23. Adopt ecological survey and mitigation measures
24. Additional ecological conditions required by the Authority's Ecologist.
25. Highways conditions including; agree details of access layouts, agree construction compounds, provide parking and turning areas, pedestrian link between sites, gates, access gradients, submission and agreement over a travel plan.
26. Ground contamination recommendations & conditions
27. Prior to the disposal of any spoil arising from the building/excavation works, precise details of the disposal shall be submitted to and approved in writing by the National Park Authority. All spoil shall then be disposed of in accordance with the approved details.