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Our Ref: 05C200041

Your Ref: 22/00571/PSID



25th May 2023

Ryan Killeen
Planning Department
Rochdale Borough Council
Floor 3, Number One Riverside
Smith Street
Rochdale
OL16 1XU

Dear Ryan,

Application for the discharge of Conditions 13, 14 and 16 pursuant to planning permission 22/00571/PSID, at Kingsway Park High School, Turf Hill Road, Rochdale, OL16 4XA

Avison Young (UK) Limited has been instructed by Tilbury Douglas Construction Limited to submit the above application.

This application is seeking the discharge of Conditions 13, 14 and 16 of full planning permission 22/00571/PSID.

This application is submitted via the planning portal with reference number PP-12189738

Further information submitted with this application is detailed below.

Condition 13 – Cycle Parking Details

No part of the development shall be occupied until such time as full details of the construction and design of the bicycle store, as shown on approved plan ref. KWNCAHR-ZZ-XX-DR-L-001 Rev P9 - Site Layout Plan as Proposed / Block Plan, have been submitted to and approved in writing by the Local Planning Authority. The duly approved facility shall constructed and made available for use by 30th September 2024; the bicycle store shall be retained as constructed for its intended use thereafter.

Please refer to the following enclosed with this application:

- BXMW_GS_Sheffield_Cycle_Rack_Spec_Sheet
- BXMW_WAR_Wardale_Cycle_Shelter_Spec_Sheet
- SRP1020-AHR-ZZ-XX-DR-L-0505-Broxap Wardale Compound with 1250mm. Capacity 60no. cycles

Condition 14 – Hard and Soft Landscaping Details

a) The development hereby permitted shall not be brought into use until full details of both hard and soft landscaping works substantially in accordance with the submitted Biodiversity Net Gain Statement by Avison Young dated 22 April 2022 and the appended Urban Greening Factor plan ref. KWNC-AHR-ZZ-XX-DR-L-050 - rev. P4 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, 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 landscaping works shall be carried out in accordance with the approved scheme for the timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of a similar size and species to those originally required to be planted.

Please refer to the following enclosed with this application:

- SRP1020-AHR-ZZ-XX-DR-L-0400_P10 - Proposed Planting Plan Overview
- SRP1020-AHR-ZZ-XX-DR-L-0401_P10 - Proposed Planting Plan Sheet 1
- SRP1020-AHR-ZZ-XX-DR-L-0402_P09 - Proposed Planting Plan Sheet 2
- SRP1020-AHR-ZZ-XX-DR-L-0403_P07 - Proposed Planting Plan Sheet 3
- SRP1020-AHR-ZZ-XX-DR-L-0100_P10 - Hardworks Overview
- SRP1020-AHR-ZZ-XX-DR-L-0101_P11 - Hardworks Sheet 1
- SRP1020-AHR-ZZ-XX-DR-L-0102_P10 - Hardworks Sheet 2
- SRP1020-AHR-ZZ-XX-DR-L-0103_P08 - Hardworks Sheet 3
- SRP1020-OOB-XX-XX-OTH-L-6001_P02 - External Works Specification

Condition 16 – External Lighting

No external lighting shall be installed on the approved buildings and structures except in accordance with a scheme that shall first be submitted to and approved in writing by the Local Planning Authority.

Please refer to the following enclosed with this application:

- Alpha LED - SPEC
- EMG Bulkhead - Emergency Lighting data
- External Canopy - Lighting data
- External Lighting - Lighting data
- Neptune LED – SPEC
- Tethys LED – SPEC
- SRP1020-PUL-05-GF-DR-E-6300 P03- Electrical Services Layout Sheet 1
- SRP1020-PUL-05-GF-DR-E-6301 P03 - Electrical Services Layout Sheet 2



In addition to the above details, please note that the external canopy lighting will be Neptune 1500mm 4350lm LED IP65. One light will have an integrated photocell which will be linked to all other canopy lights. The time clock will be controlled by the same software platform as the emergency lighting monitoring system.

The external lighting will be Tethys LED 14.8w 1741lm. These are located around the perimeter of the building (EX3). The emergency bulkhead lighting at both external doors (EX1) will be Alpha LED 3w.

I look forward to receiving confirmation that this application has been validated. Please don't hesitate to contact me should you have any questions or if you would like any additional information.

Yours sincerely

A handwritten signature in black ink, appearing to read 'K.E. Limbert'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Kate Limbert
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For and on behalf of Avison Young (UK) Limited