

Rochdale Metropolitan Borough Council
Economy and Environment
Planning Service
Rochdale
OL16 1XU

21 March 2024

Submitted via the Planning Portal ref: PP-12857548

Dear Sir/Madam,

PLOT M, KINGSWAY BUSINESS PARK, ROCHDALE

DISCHARGE OF CONDITION APPLICATION (REF. 22/00373/FUL)

Please find enclosed an application for approval of details reserved by condition, made by CBRE Limited, on behalf of Greater Manchester Pension Fund, in relation to planning permission reference 22/00373/FUL.

The relevant background is provided below alongside details on the application submission.

BACKGROUND & CONTEXT

Planning permission reference 22/00373/FUL was approved on 29th June 2022. The approved description of development for the application is as follows:

Erection of 3 no. industrial/warehouse buildings (Use Class E(g)iii/B2/B8) with ancillary office areas, together with new access points, associated car parking servicing, fencing, landscaping and other associated works.

The permission was amended through a Non-Material Amendment application (reference 23/00404/ANM), approved on 13th July 2023.

Plot M forms part of the wider Kingsway Business Park (planning permission reference 18/00943/VRCON). A Travel Plan for the wider business park was approved on 2nd August 2019 under planning permission reference 19/00662/DOC.

PROPOSALS

This Discharge of Condition application relates to Condition 9 of planning permission reference 22/00373/FUL. The wording of the Condition is as follows:

▪ **Condition 9 – Travel Plan**

9) *No part of the development hereby permitted shall be occupied until an updated plot specific Travel Plan, adhering to the aims, processes, measures and targets of the Kingsway Business Park Sustainable Travel Plan, has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall contain:*

- *firm measures for promoting a choice of transport mode;*
- *a monitoring regime with agreed mode share targets;*
- *specific measures to manage staff car parking during the peak employment period of November and December;*
- *a commitment to increase the provision of cycle parking should the uptake in cycle travel increase;*
and

- *monitoring procedures and mechanisms to ensure that the Plan remains effective and is reviewed within a framework approved by the Local Planning Authority.*

The approved Travel Plan shall be implemented on first occupation of the development hereby permitted.

A Travel Plan to satisfy this condition has been prepared by iTransport.

The purpose of the Travel Plan is to influence behaviour change towards active travel and sustainable modes of transport, with the aim of reducing the proportion of employees who travel to/from the site by single occupancy vehicle. The plan sets out how each tenant will appoint a Travel Plan Coordinator who will oversee its implementation including; distributing an information leaflet to all new employees upon their induction, and setting up a working group with employees to review the Parking Management Plan and identify options for amendment to ensure that it is equitable. Monitoring of the Travel Plan will also be undertaken by the coordinator. This monitoring should be undertaken over a 5-year period and includes a survey of employees on travel pattern and identifying any actions which are required for the following year. Finally, the plan includes an action plan which summarises the measures, timescales and responsibility for delivery.

APPLICATION SUBMISSION

This application seeks to discharge Condition 9. This submission comprises the following:

- This cover letter dated 21 March 2024;
- Completed application form dated 21 March 2024; and
- Travel Plan (ITM19887-001).

I trust that the information submitted with this application is appropriate and that the application can be registered and validated. However, if there are any immediate queries please do not hesitate to contact me or my colleague Hannah Blunstone (hannah.blunstone@cbre.com) using the details provided.

Yours sincerely,

Brooke Evans

Assistant Planner – Planning & Development

Enc.

cc. Kevin Etchells – Greater Manchester Pension Fund
Carly Higginbottom – Greater Manchester Pension Fund