

3 July 2023

Ryan Killeen
Planning Officer
Rochdale Borough Council

By email only

Dear Ryan

**Discharge of Conditions 19 (parking provision), 23 (external lighting) and 28 (pedestrian signage) to planning permission 20/01529/FUL
Land Bounded by John Street, New Baillie Street, Penn Street and rear of properties fronting Yorkshire Street, Rochdale ("Upperbanks")**

This letter supports an application to discharge three pre-occupation conditions, 19 (parking provision), 23 (external lighting) and 28 (pedestrian signage). Each condition is taken in turn.

Condition 19, which states;

No building or unit(s) therein within any phase of development shall be first occupied until details of proposed car and motorcycling parking provision for that building or unit(s) therein, including any relevant provision within the Rochdale Riverside Phase 1 car park as identified on drawing ref. RR2-CPA-ZZ-ZZ-DR-A-0100 Rev P1 Site Location Plan (blue line), in accordance with the Development Schedule v2 (March 2021), has been submitted to and approved in writing by the Local Planning Authority and has been made available for such use. Such car and motorcycle parking spaces shall be implemented, retained and kept available for use thereafter in perpetuity in connection with the occupation of the relevant building or unit(s) therein.

I've appended in the submission the referenced drawing and Development Schedule v2, but to summarise: the blue line outlines the Riverside car park beside M&S south of New Baillie Street and the Schedule states that up to 50 spaces to be made available for the hotel use (Building 2) and up to 100 spaces to be made available for the residential use (Buildings 3 & 4) in Phase 2, i.e. Upperbanks. The background to this was the earlier outline permission and associated legal agreement from 2017 (reference 16/01383/HYBR), but there is no need to go into that matter further.

What the condition requires is details of how any relevant parking provision in the decked car park for the hotel or residential uses to be made before first occupation with any of the relevant buildings.

The proposals set out in the submitted document for approval has been drafted in consultation between Rochdale Development Agency, which has interest in both delivery of Upperbanks and the operation of the car park, and the developer and representatives of the end users, which is Hilton Hotel Group for the hotel (Building 2) and Livingway for the residential use (Buildings 3 & 4). The proposals are quite straightforward and I hope can be agreed relatively swiftly with you and Highway colleagues.

For clarity, Building 1 (office) is not under-development currently, but even if it was the parking requirement of Condition 19 does not apply to this building / use as set out in the Development Schedule. Therefore the condition is applied for discharge in full.

Condition 23, which states;

No building or unit(s) therein within any phase of development shall be brought into use until a detailed external lighting scheme for that phase of development shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of all external lighting of the relevant phase including lighting of new public realm, streets, decorative or feature lighting of buildings (but excluding signage, facias and advertisements), service areas, car parking areas and security lighting. No building or publicly accessible area within the relevant phase of development shall be first occupied or brought into first use until the lighting relevant to it has first been installed and made operational in accordance with the approved external lighting scheme. Any such external lighting installed shall be maintained in working order and retained thereafter in perpetuity.

The following information is submitted relating to Building 2 (Hampton by Hilton Hotel) for approval:

- Drawing: RR2-AME-B2-00-DR-E-63009 Rev C04 *External Lighting Elevations*
- Landlord External Lighting – Technical Submittal RR2-AME-XX-XX-TS-E-0006 Rev C01, 10.2.23
Includes drawing 2203033DNF Plan view lighting installation and lux levels, technical specifications of light fittings and columns

And for Blocks 3 & 4 (residential):

- Drawing RR2-AME-B3-ZZ-DR-E-63001 Rev AF *B3 Lower Ground & Level 00 Lighting Layout*
- Drawing RR2-AME-B4-00-DR-E-63001 Rev AF *B4 Level 00 Lighting Layout*
- Landlord External Lighting – Technical Submittal RR2-AME-XX-XX-TS-E-0006 Rev P02, 18.8.22
Includes drawing 2203033DNG Plan view lighting installation and lux levels, technical specifications of light fittings

The details set out within the Ameen specifications and drawings cover the design and siting of the lighting, the proposed lux levels of each light and the resulting lux level within the public and private areas around the development site. This includes lighting that will also illuminate the ground levels of the buildings / entrances. As there is no construction on Building 1 (office) no details are provided for this location. Therefore, the decision sought is approval and compliance with Condition 23 as related to Buildings 2, 3 and 4.

Condition 28, which states;

No building or unit(s) therein in any phase shall be brought into use until a detailed pedestrian signage strategy for the public accessible areas shall be submitted to and approved in writing by the Local Planning Authority. No building or unit(s) therein in any phase of development shall be brought into first use until the approved pedestrian signage strategy relevant to that phase of development has been installed, and it shall be maintained thereafter in perpetuity.

The following details are submitted for approval:

- SP65305 Upperbanks Public Realm Signage (drawing pack):
 - Item A – Sign 1, post mounted sign
 - Item B – Sign 2, post mounted sign
 - Item C – Sign 3, fingerpost directional sign
 - Item D – Sign 4, post mounted sign
 - Item E – Sign 5, fingerpost directional sign

The submitted details for each sign sets out the materials, size, graphic application, RAL colour and fixing. No of the pedestrian signage is illuminated reliant on ambient lighting from the proposed lighting (Condition 23) and street lighting adjacent to New Baillie Street.

As with Condition 23 because Block 1 (office) is not yet under-construction we are seeking a decision that the details are in compliance with Condition 23 as relates to Buildings 2, 3 and 4.

If you have any questions or need for clarification, please contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read "R Purser", with a horizontal line drawn underneath.

Richard Purser, Director
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cc. Willmott Dixon
Rochdale Development Agency

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