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Our Ref: 04B817612/PG
Your Ref: 16/01399/HYBR

9 October 2020

Ryan Grant
Principal Planning Officer (Growth)
Planning & Development
Rochdale Borough Council
Floor 3, Number One Riverside
Smith Street
Rochdale
OL16 1XU

Dear Ryan,

PLANNING PERMISSION FOR SOUTH HEYWOOD MASTERPLAN SCHEME (REF. 16/01399/HYBR): NON-MATERIAL AMENDMENT APPLICATION

On behalf of our client, Russell Homes (UK) Ltd, please find enclosed an application for a non-material amendment to hybrid planning permission ref. 16/01399/HYBR, which is submitted under Section 96A of the Town and Country Planning Act 1990.

Background

Hybrid planning permission ref. 16/01399/HYBR provides approval for the South Heywood Masterplan scheme on land bound by Manchester Road, Hareshill Road and Pilsworth Road, west of Junction 19 of the M62 in Rochdale. The approved description of development is as follows:

> *"Part full / part outline planning application for the redevelopment of land at South Heywood, including the demolition of existing on-site buildings and structures. Full consent sought for the construction of a new link road between Junction 19 of the M62 and Pilsworth Road, together with associated junction improvements, landscaping and other works including the importation of material and engineering works in order to construct the link road. Outline consent (with all matters reserved for future approval except access) sought for a major mixed-use development comprising supporting residential uses comprising up to 1,000 dwellings (Class C3); employment uses (Classes B2/B8) comprising up to 135,460sqm Gross Internal Area (GIA); a new primary school (Class D1); Class A1/A2/A3/A5 uses comprising up to 2,500sqm GIA which includes no more than 499sqm of A1 uses; together with associated landscaping, open space and sports pitches, drainage, ecological enhancements, cycleway and footpath linkages, infrastructure and other works ancillary thereto. (Application accompanied by an Environmental Statement).*

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Condition 33 (within Schedule 2 – conditions relating to the outline planning permission) currently requires the submission of any reserved matters application to be accompanied by a Full Travel Plan(s) (FTP) for each phase of development.

It is considered impractical to submit FTPs as part of the reserved matters applications for the employment phases of the scheme given the long lead-in time from this point to the occupation of the unit(s). Submission of FTPs as part of the reserved matters applications for the other elements of the scheme (residential, primary school and retail) is considered less problematic as the lead-in time to occupation is likely to be much shorter.

On the basis of the above, it is proposed that condition 33 is revised to read as follows:

33. *The submission of any reserved matters application for residential uses, the new primary school, shops, professional/financial services, restaurants/cafes or hot food takeaways should be accompanied by subsidiary Full Travel Plan(s) (FTP) for each phase of development. The FTP must be submitted to and approved in writing by the Local Planning Authority, and shall be implemented and reviewed in accordance with the timetable set out in the Framework Travel Plan. The FTP shall then be implemented as approved.*

In addition, it is proposed that a new condition be attached to the consent to secure the provision of FTPs for the employment phases of the development, prior to occupation, worded as follows:

43. *Prior to the occupation of any approved buildings of Use Class B2 or B8, a subsidiary Full Travel Plan(s) (FTP) for that particular building must be submitted to and approved in writing by the Local Planning Authority, and shall be implemented and reviewed in accordance with the timetable set out in the Framework Travel Plan. The FTP shall then be implemented as approved.*

Submitted Documentation

A set of completed application forms is being submitted with this letter.

The required application fee of £234 has been paid directly to the Planning Portal by BACS, together with the associated service charge of £25 (£259 in total).

We look forward to receiving confirmation that this application has been approved but if you have any queries or require any additional information in the meantime, please do not hesitate to contact me.

Yours sincerely



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For and on behalf of Avison Young (UK) Limited

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