

30 January 2023

Joanne Hough
Support Officer, Planning & Development
Rochdale Council

By email only

Dear Joanne

Planning Portal Ref: PP-11890842

Application to discharge C20 (Servicing / Delivery Management Plan) and C25 (Detailed Travel Plan) relating to planning permission 20/01529/FUL

“Upperbanks” Land Bounded by John Street, New Baillie Street, Penn Street and Rear of properties fronting Yorkshire Street, Rochdale

We have submitted an application to discharge conditions 20 and 25 on behalf of Willmott Dixon.

Condition 20 requires:

No building or unit(s) therein within any phase of development as described in Condition 4 shall be first occupied or brought into use until a Service/Delivery Management Strategy for that phase has been submitted to and approved in writing by the Local Planning Authority. The approved Strategy shall be adhered to throughout the lifetime of development within each phase. The Service/Delivery Strategy shall provide for:

- i) Details of the proposed site access strategy*
- ii) Identification of the service/delivery bays within the site for each use, building and/or unit(s)*
- iii) Co-ordination of regular servicing/delivery vehicles to avoid conflicts within the site*
- iv) Details of any access restrictions including but not limited to the permitted hours for access*
- v) Details of the proposed vehicle routing strategy to ensure ease of access to/from the wider highway network.*

The submitted document for approval is:

Rochdale Riverside Phase 2 - Servicing/Delivery Management Strategy, Curtins Ref: 075166-CUR-00-XX-RP-TP-006 Revision: V04

The document sets out the approach to matters i) to v) required by the condition and relates to the hotel (Block 2) and residential buildings (Blocks 3 and 4). Block 1 (office) will be subject to a future detailed planning application

and relevant servicing details will be presented for approval at a future date. Accordingly we seek discharge in relation to the 3 blocks at this time.

Condition 25 requires:

No building or unit(s) therein within any phase of development shall first be occupied until a Detailed Travel Plan (DTP) relevant to that building or unit(s) has been submitted to and approved in writing by the Local Planning Authority. The approved DTP shall be submitted in accordance with the principles set out in the hereby approved Framework Travel Plan, (075166-CUR-00-XX-RP-TP-002, Revision V02 dated 3rd December 2020), prepared by Curtins, and shall be implemented not later than 6 months following the first use of the relevant building or unit(s) therein, and shall provide for / include the following:

- (i) relevant information about existing travel habits established 6 months' post first use of the unit;*
- (ii) details of specific measures to be implemented to promote the use of sustainable modes of transport and details of ways in which these will be implemented;*
- (iii) details of means by which the DTP shall coordinate with the requirements of the hereby approved Travel Plan Framework; and*
- (iv) details of the means by which the DTP shall be reviewed.*

Two separate Detailed Travel Plans are submitted related to the two separate use:

Rochdale Riverside Phase 2 Hotel Detailed Travel Plan Curtins Ref: 075166-CUR-00-XX-RP-TP-003 Revision: V05

Rochdale Riverside Phase 2 Residential Detailed Travel Plan - Curtins Ref: 075166-CUR-00-XX-RP-TP-003 Revision: V05

The documents set out the requirements sought by the planning condition for approval, and as with C20, it is sought to discharge the condition relating to the hotel and residential uses only, with the office detailed to be consider at a future date.

The documents are self-explanatory in content, and we await confirmation of validation and approval in due course.

If you have any questions, please contact me.

Yours sincerely,



Richard Purser, Director
Plan Red Ltd

M: 07938 063301

E: richard@planred.co.uk