



Mr Richard Purser
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00095/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 20 (Delivery Management Strategy) and Condition 25 (Residential Detailed Travel Plan) on planning permission 20/01529/FUL
Location:	Land Bounded By John Street, New Baillie Street, Penn Street And Rear Of Properties Fronting Yorkshire Street, Rochdale

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

20 No building or unit(s) therein within any phase of development as described in Condition 4 shall be 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.

Reason: To minimise detrimental effects to dangers to highway safety and the functioning of the wider network in accordance with Policies DM1, P3, T2, G8 and G9 of the Core Strategy and the National Planning Policy Framework.

Decision: The submitted delivery management strategy ref. 075166-CUR-00-XX-RP-TP006 Revision: V04 by Curtins is accepted insofar as it relates to blocks 2, 3 and 4. The approved management strategy shall be adhered to for the lifetime of the development in order to comply with the requirements of the condition.

A further submission will be required to provide a suitable strategy for block 1.

- 25 No building or unit(s) therein within any phase of development shall first be brought into use 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.

Reason: To encourage people to use more sustainable modes of transport other than the motor car, in accordance with Core Strategy policies T1 and T2 and the National Planning Policy Framework.

Decision: The submitted Travel Plans "*Rochdale Riverside Phase 2 Hotel Detailed Travel Plan Ref: 075166-CUR-00-XX-RP-TP-003 Revision: V05*" by Curtins and "*Rochdale Riverside Phase 2 Residential Detailed Travel Plan - Ref: 075166-CUR-00-XX-RP-TP-003 Revision: V05*" by Curtins are accepted. The approved travel plans shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

A further submission will be required to supply information satisfying the requirements of the condition pertaining to block 1.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services