



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: majid.mir@rochdale.gov.uk
Our ref: 25/00762/DOC
Enquiries to: Majid Mir
Direct Line: 01706 924337
Date: 15 September 2025

David Whalley
Watson Batty Architects
Shires House
Shires Road
Guiseley
Leeds
LS20 8EU
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00762/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 20 (Travel Plan) of planning permission 21/01146/FUL
Location:	Former Akzo Nobel Site, Hollingworth Road, Littleborough, ,

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 dwelling hereby approved shall be occupied until a strategy and timetable for the implementation the measures set out in Section 10 of the Travel Plan (prepared by OPTIMA, Rev1, dated June 2021) has been submitted to and approved by the Local Planning Authority. The proposed strategy shall be prepared in manner which is compatible with the requirements and limitations of the Transport Assessment (ref: R/104223/T/R01/B) and its subsequent addendum (ref: 105450-PEF-XX-XX-RP-TR-01 and Technical Transport Note 3 Rev.A).

Reason: In order to ensure that the development encourages people to travel by sustainable modes of transport in accordance with Policy T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-occupation condition: To ensure that the development is brought forward in a way which encourages sustainable travel.

Decision: The following document is acceptable and approved:

- Former Akzo Nobel Site, Littleborough, Rochdale Proposed Residential Development Travel Plan. Dated: June 2025. Revision: 2. Prepared by Optima Highways and Transportation Consultancy Ltd.

The approved travel plan shall be implemented in accordance with the approved details in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services