



Mr Richard Purser  
Plan Red Ltd  
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M1 3BN

Dear Sir/Madam,

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**DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION**

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|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application No:</b>   | <b>23/00142/DOC</b>                                                                                                                                                         |
| <b>Application Type:</b> | <b>Approval of detail reserved by condition</b>                                                                                                                             |
| <b>Proposal:</b>         | <b>Submission of details to comply with conditions 17 (internal access), 18 (john street access), 21 (noise) and 26 (cycle parking) on planning permission 20/01529/FUL</b> |
| <b>Location:</b>         | <b>Land Bounded by John Street, New Baillie Street, Penn Street and rear of properties fronting Yorkshire Street, Rochdale</b>                                              |

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

**Conditions and Reasons:**

- 17 No phase of development shall first be brought into use until details for the design, construction, drainage and delivery of the internal access road (including its footways and connections to the public highway) as set out in drawing RR2-CPA-ZZ-ZZ-DR-A-0115 Proposed Site Plan and a delivery strategy setting out a programme of works for its implementation and completion, has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the approved delivery strategy.

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 following submitted plans/documents are accepted:**

- o Upperbanks Access Road Programme**
- o Hardworks General Arrangement - RR2-PLA-XX-XX-DR-L-10001-A4-C02**
- o Hardworks Detail Sheet 1 - RR2-PLA-XX-XX-DR-L-70001-A4-C02**
- o Hardworks Detail Sheet 2 - RR2-PLA-XX-XX-DR-L-70002-A4-C02**
- o Construction Layout - RR2-CUR-00-XX-DR-D-95003-C01**
- o Standard Details - RR2-CUR-00-XX-DR-D-95005-C01**

**The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.**

- 18 No phase of development shall first be brought in use until details for the design, construction, drainage and delivery of the vehicular access off John Street as shown on drawing drawing ref. RR2-CPA-ZZ-ZZ-DR-A-0115 Rev P2 Proposed Site Plan, including details of any on-site management of access has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the approved delivery strategy.

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 following submitted plans/documents are accepted:**

- o Upperbanks S278 Programme**
- o General Arrangement - RR2-CUR-00-XX-DR-D-95001-C01**
- o Construction Layout - RR2-CUR-00-XX-DR-D-95003-C01**
- o Traffic Signs and Road Markings - RR2-CUR-00-XX-DR-D-95004-C01**
- o Standard Details - RR2-CUR-00-XX-DR-D-95005-C01**

**The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.**

- 21 No fixed plant or machinery shall be operated in any phase of development until relevant measures have been implemented in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority relevant to the Block identified on drawing ref. RR2-CPA-ZZ-ZZ-DR-A-0115 Rev P2 Proposed Site Plan, in accordance with hereby approved Planning Noise Report, (ref. 20186-RO8-B, dated 20 November 2020), prepared by Sandy Brown, to prevent air-borne noise from the operation of such fixed plant and machinery from that Block adversely affecting neighbouring residential properties, including existing and, where known, future residential properties. The scheme shall demonstrate that all such plant and machinery will obtain a daytime (07:00 hours to 23:00 hours) LAeq 1 hours no greater than 48dB (free field) and a night time (23:00 to 07:00) LAeq 15 mins no greater than 46 dB (free field) as calculated or measured at one metre from the façade of any existing or future residential dwelling. All plant and machinery shall be operated and maintained in accordance with the approved scheme thereafter in perpetuity.

Reason: In the interests of visual amenity and noise mitigation in accordance with policies DM1, P3 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

**Decision: The submitted document "Rochdale Riverside, Phase II Rooftop Plant Noise - assessment for planning," by Sandy Brown dated 23 January 2023 is accepted.**

**The development shall be carried out in accordance with the approved details in order to comply with the requirement of the condition.**

- 26 No building or unit(s) therein within any phase of development shall first be brought into use until details of the proposed cycle parking to serve the relevant building or unit(s) have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be implemented in accordance with the approved details before occupation or first use of the relevant building or unit(s) and maintained thereafter in perpetuity.

Reason: To encourage and make provision for cycle transport as an alternative mode of transport to the site in accordance with policy T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

**Decision: The following submitted plans/documents are accepted:**

**o Bike Storage Details - TBSC-Q0100828\_WIL\_DIX\_60SP\_AMZ\_DR\_WM\_02-1**

**o Landscape Masterplan - RR2-PLA-XX-XX-DR-L-00002-A4-C02**

**The development shall be carried out in accordance with the approved details prior to the first occupation or use of the relevant phase of development in order to comply with the requirements of the condition.**

Yours faithfully,

Daniela Ripa  
Interim Head of Planning Services