



Mr Richard Purser
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3 Piccadilly Place
Manchester
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00717/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 19 (parking) 23 (external lighting) and 28 (pedestrian signage) 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:

- 19 No building or unit(s) therein within any phase of development shall be brought into use until details of proposed car and motorcycling parking provision for that building or unit(s) therein, including any relevant provision within the Rochdale Riverside Phase 1 car park as identified on drawing ref. RR2-CPA-ZZ-ZZ-DR-A-0100 Rev P1 Site Location Plan (blue line), in accordance with the Development Schedule v2 (March 2021), has been submitted to and approved in writing by the Local Planning Authority and has been made available for such use. Such car and motorcycle parking spaces shall be implemented, retained and kept available for use thereafter in perpetuity in connection with the occupation of the relevant building or unit(s) therein.

Reason: In order to ensure adequate and appropriate parking, manoeuvring and waste provision and to comply with the Rochdale accessibility hierarchy in accordance with Core Strategy policies T2 and DM1 and the National Planning Policy Framework.

Decision: The details of car parking as set out on the submitted document "UPPERBANKS Condition 19 Parking Provision" dated 3/7/23 and Cover Letter by Plan Red dated 3rd July 2023 is accepted.

The development shall be carried out only in accordance with the approved details prior to the first occupation of the relevant phases

and retained and maintained as such thereafter in order to comply with the requirements of the condition.

A further submission will be required to provide details pursuant to block 1 (office).

- 23 No building or unit(s) therein within any phase of development shall be brought into use until a detailed external lighting scheme for that phase of development shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of all external lighting of the relevant phase including lighting of new public realm, streets, decorative or feature lighting of buildings (but excluding signage, facias and advertisements), service areas, car parking areas and security lighting. No building or publicly accessible area within the relevant phase of development shall be first occupied or brought into first use until the lighting relevant to it has first been installed and made operational in accordance with the approved external lighting scheme. Any such external lighting installed shall be maintained in working order and retained thereafter in perpetuity.

Reason: In the interests of visual and residential amenity in accordance with Core Strategy policy DM1 and the National Planning Policy Framework.

Decision: The details of external lighting as set out on the following plans are accepted:

- Drawing: RR2-AME-B2-00-DR-E-63009 Rev C04 External Lighting Elevations
- Landlord External Lighting - Technical Submittal RR2-AME-XX-XX-TS-E-0006 Rev C01, 10.2.23 Includes drawing 2203033DNF Plan view lighting installation and lux levels, technical specifications of light fittings and columns
- Drawing RR2-AME-B3-ZZ-DR-E-63001 Rev AF B3 Lower Ground & Level 00 Lighting Layout
- Drawing RR2-AME-B4-00-DR-E-63001 Rev AF B4 Level 00 Lighting Layout
- Landlord External Lighting - Technical Submittal RR2-AME-XX-XX-TS-E-0006 Rev P02, 18.8.22 Includes drawing 2203033DNG Plan view lighting installation and lux levels, technical specifications of light fittings

The development shall be carried out only in accordance with the approved details prior to the first occupation of the relevant phases and retained and maintained as such thereafter in order to comply with the requirements of the condition.

A further submission will be required to provide details pursuant to block 1 (office).

- 28 No building or unit(s) therein in any phase shall be brought into use until a detailed pedestrian signage strategy for the public accessible areas shall be submitted to and approved in writing by the Local Planning Authority. No building or unit(s) therein in any phase of development shall be brought into first use until the approved

pedestrian signage strategy relevant to that phase of development has been installed, and it shall be maintained thereafter in perpetuity.

Reason: In the interests of highway safety and pedestrian accessibility in accordance with Core Strategy policy T2 and the NPPF.

Decision: The details of signage as set out on the following submitted plans are accepted:

- SP65305 Upperbanks Public Realm Signage (drawing pack):
 - Item A - Sign 1, post mounted sign
 - Item B - Sign 2, post mounted sign
 - Item C - Sign 3, fingerpost directional sign
 - Item D - Sign 4, post mounted sign
 - Item E - Sign 5, fingerpost directional sign

The development shall be carried out only in accordance with the approved details prior to the first occupation of the relevant phases and retained and maintained as such thereafter in order to comply with the requirements of the condition.

A further submission will be required to provide details pursuant to block 1 (office).

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services