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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01058/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 4 (Parking and Access Management Strategy) and condition 5 (External Lighting) of planning permission 22/00907/FUL (Proposed change of use of buildings and grounds to sui generis, to include: events; hospitality; tours; education; café; and, shop, with associated ancillary facilities)
Location:	Hopwood Hall, Hopwood Hall College, Middleton Campus, Rochdale Road, Middleton, M24 6XH

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

Conditions and Reasons:

- 4 The development hereby permitted shall not be brought in to use until a management strategy for access and parking is submitted to and approved by the Local Planning Authority. The site shall then be operated in full accordance with the approved strategy at all times thereafter.

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway in the interests of public safety, and ensure continued function of the surrounding highway network, in accordance with Policy T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

A Parking and Access Management Strategy has been submitted. This includes a written description for short, medium and long term parking and access arrangements and also includes, under Figure 1, a Parking Strategy Plan.

There are several concerns relating to the proposals as submitted, meaning that the parking strategy cannot be accepted in its current form. The issues identified are set out below:

- 1. The proposed parking arrangements include areas that are outside of the red line boundary approved under application 22/00907/FUL. All proposals relating**

to planning permission 22/00907/FUL, must be within the approved red line boundary.

2. The details submitted, including the plan annotations, appear to be indicative with no detailed proposals included. Notwithstanding the aforementioned concerns regarding the red line, detailed, scaled plans of all parking arrangements are required to enable the Local Planning Authority to assess the acceptability of submitted strategy.

3. A swept path analysis is required for any of the hard to reach parking spaces, such as those within the court yard area.

4. Most of the proposed parking spaces are within areas covered by TPO050. Details need to be included to demonstrate that the proposed parking strategy would not adversely impact on the protected trees.

5. Some of the proposed parking spaces are within the Hopwood Clough Site of Biological Importance. Details need to be included to demonstrate that the proposed parking strategy would not adversely impact on protected species.

6. Notwithstanding the above concerns, the submitted proposals require the agreement of a number of external parties to work. Evidence of these agreements with both the College and the Local Authority are required to validate this strategy (or any other proposed strategy with a similar reliance on third parties). Without evidence of the agreements, external parties could renege, leaving the facility with insufficient parking to support its intended strategy.

In addition to the above, it is very difficult to establish the suitability of any proposed parking strategy without a clear picture of the function/attraction to which the strategy supports. Whilst application 22/00907/FUL approved change of use of a small section of the ground floor of Hopwood Hall, application 22/01018/VRCON includes additional proposals of an unknown use and unquantified scale.

The above comments assess only the acceptability of the strategy against the change of use approved under application 22/00907/FUL. Any proposed development that fall outside of the approved planning permission will require submission of a separate application for planning permission.

Further to the above, the requirements of condition 4 of planning permission 22/00907/FUL are not satisfied and therefore, the request for discharge of condition is refused.

- 5 No external lighting shall be installed on the site unless a scheme for such lighting has been submitted to and approved in writing by the Local Planning Authority. Such details shall include:
- o the position and height of means of lighting on the building or site and its lux plot and luminance, angle of installation and any hoods to be fixed to the lights
 - o lighting contour plans to demonstrate clearly any impacts on the Whittle Brook Corridor;
 - o Specify frequency and duration of use.
- The approved lighting scheme shall be implemented in accordance with the approved details and retained as such thereafter.

Reason: In the interests of protecting biodiversity and habitat interests in accordance with Policies G7 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The submitted external lighting scheme fails to include lighting contour plans, as are required by the condition. Without submission of the required contour plans we are unable to assess the acceptability of the proposed lighting scheme.

Further to the above, insufficient information has been submitted to satisfy the requirements of condition 5 and therefore, the request for discharge of condition is refused.

Yours faithfully,

Melanie Hale
Head of Planning Services