



Mr Jake Compton
Countryside Partnerships
301 Bridgewater Place
Birchwood Park
Warrington
WA3 6XG

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No: 23/00077/DOC
Application Type: Approval of detail reserved by condition
Proposal: Submission of details to comply with conditions 11 (Travel Plan), 17 (Affordable Housing Statement) and 18 (TRO) of planning permission 20/01401/AM
Location: Land At Royle Road, Rochdale, OL11 3EH

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

Conditions and Reasons:

- 11 No part of the development shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall contain measures for promoting a choice of transport mode and a monitoring regime with agreed mode share targets. In addition the Plan shall set out the monitoring procedures and mechanisms that are to be put in place to ensure that it remains effective and reviewed within a framework approved by the Local Planning Authority. The initiatives contained in the approved Plan shall be implemented upon first occupation of the development.

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

Officer Response: The submitted Travel Plan by CBO Transport (Ref: CBO-0524-008, dated 19.01.23) has been approved by Highway Services. The approved Travel Plan shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 17 Prior to first occupation of any plots, a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework. The scheme shall include:
- i. the arrangements for the transfer of the affordable housing to an affordable housing provider
 - ii. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing

iii. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

This condition shall not be binding on a mortgagee or chargee (or any receiver including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a Receiver) of the whole or any part of the affordable dwellings or any persons or bodies deriving title through such mortgagee or chargee or Receiver.

Reason: Significant weight has been given in the determination of this application based on the scheme providing 46% affordable housing, in excess of the Council's Core Strategy Policies and in accordance with the National Planning Policy Framework.

Officer Response: The submitted Affordable Housing Scheme (dated January 2023) is approved. To comply with the requirements of the condition, the Affordable Housing Scheme shall be adhered to throughout the lifetime of the development.

- 18 No part of the development shall be occupied until a scheme for the extension of the existing 20 mile per hour zone into and throughout the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approve scheme.

Reason: In the interests of highway safety in accordance with Policy T2 of the Core Strategy and the National Planning Policy Framework.

Officer Response: A scheme for the self-enforcing 20 mile per hour zone into and throughout the development hereby approved has been submitted to the Local Planning Authority. This includes the following plans prepared by Ironside Farrar: Section 38 Agreement Layout (30522/13 Rev A); Road Surfacing and Kerbing Layout (30522/14 Rev B); and Traffic Signs and Road Markings Layout (30522/16 Rev A). The Highways Services has confirmed that the details are acceptable. The development shall be carried out in accordance with the approved scheme.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services