

14th May 2026

Tom Hiles
Senior Planning Officer
Rochdale Borough Council Floor 3,
Number One Riverside Smith Street,
Rochdale,
OL16 1XU

Via Planning Portal

Dear Tom

Planning Portal Reference: PP-14933757

**Planning permission 23/01310/FUL– discharge of Condition 14 (Cycle Store) at 29-31 and 33-41
Maclure Road, Rochdale, OL11 1DN.**

This application is made by Plan Red (agents) on behalf of Rochdale Development Agency (applicant). This application is sought to discharge condition 14 attached to the full application reference: 23/01310/FUL.

For reference, the full wording of condition 14 is set out below:

'Prior to first occupation of the residential element of the approved development, details of security arrangements for the proposed ground floor cycle store shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be in place prior to first occupation of the residential element of the development, and thereafter retained and maintained in perpetuity.'

Reason: In the interest of encouraging the uptake of sustainable modes of transport by future occupants in accordance with policies T1 and T2 of the Rochdale Core Strategy.'

Condition 14 - submitted details:

- 2024 Two Tier Cycle Rack Specification Doc
- 8337-LRW-ZZ-00-DR-A-20-100_P07_Level 00 GA Plan
- Two Tier Cycle Rack Options Guide

The submitted specification and drawings show the location and type of cycle store proposed, two tier rack 38 cycle stands proposed. Drawing numbered 8337-LRW-ZZ-00-DR-A-20-100-P07-Level 00 GA Plan, which indicates the location of the cycle store, which is only accessible from street level, along with the bin store. As the security of the building plays a major role in protecting its residents and in line with the recommendations from Secure By Design both the Cycle Store and Bin Store are only accessible by means of electronic access control in the means of a fob which only the residents of the building will have.

Regulation 3 applies to this application and payment for the application will be settled by internal transfer.

We look forward to receiving acknowledgement that the application has been validated at your earliest convenience. In the meantime, please do not hesitate to contact myself or Richard Purser should you have any queries or require any additional information.

Yours faithfully,

A handwritten signature in black ink that reads "Sophie McGeough". The script is fluid and cursive.

Sophie McGeough, Assistant Planner
Plan Red Ltd

E: sophie@planred.co.uk