



PLANNING AND DEVELOPMENT

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Date: 7 January 2025

Dear Sir,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00868/DOC
Application	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (materials), 4 (tree protection), 5 (tree retention) and 28 (landscaping) on planning permission 23/00431/HYBR
Location:	Castleton Sidings, Heywood Road, Rochdale

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below. Please be advised that this decision solely relates to conditions 4, 5 and 28. Condition 3 is not yet discharged and remains subject to determination.

Conditions and Reasons:

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies JP-S1 and JP-P1 of the adopted Places for Everyone Plan and the NPPF.

Reason for pre-commencement condition: In the interests of visual amenity and in accordance with policies JP-S1 and JP-P1 of the adopted Places for Everyone Plan and the NPPF.

Officer Response: This condition cannot be discharged at the time of writing this letter and Condition 3 is still subject to ongoing determination.

- 4 No development shall take place until all trees that are to be retained within or adjacent to the site, as set out within the approved Arboricultural Impact Assessment (April 2024) have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition, and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies JP-P1, JP-G2, JP-G6 and JP-G7 of the adopted Places for Everyone Plan and the NPPF.

Reason for pre-commencement condition: Construction works on site have the potential to impact trees from the initial stages and are therefore to be protected prior to works starting on site.

Officer Response: Greater Manchester Ecology Unit were consulted on this application and based on the submitted plans they have agreed that the submitted details are approved. The Tree Protection Plans should be implemented in full throughout the course of the development.

- 5 No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. If any retained tree is removed, uprooted or destroyed or dies (as a consequence of the development), another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

Reason: To ensure that retained trees are adequately protected, in the interests of the visual amenities of the locality in accordance with JP-P1, JP-G2, JP-G6 and JP-G7 of the adopted Places for Everyone Plan.

Officer Response: Greater Manchester Ecology Unit were consulted on this application and based on the submitted plans they have agreed that the submitted details are approved.

- 28 Notwithstanding the details shown on the approved plans, no part of the development shall be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.

The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Policies JP-P1 and JP-G2 of the Places for Everyone Plan and the NPPF.

Officer Response: Greater Manchester Ecology Unit were consulted on this application and based on the submission of amended plans, they have agreed that the submitted details are approved:

- Composite Planting Plan Drawing No YD2_CS_LP00050
- Sitewide Planting Schedules Drawing No YD2_CS_LP0100

- Detailed Planting Plan Sheet 1 of 8 Drawing No YD2_CS_LP101
- Detailed Planting Plan Sheet 2 of 8 Drawing No YD2_CS_LP102
- Detailed Planting Plan Sheet 3 of 8 Drawing No YD2_CS_LP103
- Detailed Planting Plan Sheet 4 of 8 Drawing No YD2_CS_LP104
- Detailed Planting Plan Sheet 5 of 8 Drawing No YD2_CS_LP105
- Detailed Planting Plan Sheet 6 of 8 Drawing No YD2_CS_LP106
- Detailed Planting Plan Sheet 7 of 8 Drawing No YD2_CS_LP107
- Detailed Planting Plan Sheet 8 of 8 Drawing No YD2_CS_LP108
- Public Open Space Planting Plan Sheet 1 of 2 Drawing No YD2_CS_LP201
- Public Open Space Planting Plan Sheet 2 of 2 Drawing No YD2_CS_LP202
- Adoptable Kerbing and Surface Finishes Plan Sheet 1 of 2 Drawing No 23147-BGC-D-141-D.
- Adoptable Kerbing and Surface Finishes Plan Sheet 2 of 2 Drawing No 23147-BGC-D-142-C.
- Private Kerbing and Surface Finishes Plan Sheet 1 of 2 Drawing No 23147-BGC-D-151-B.
- Private Kerbing and Surface Finishes Plan Sheet 2 of 2 Drawing No 23147-BGC-D-152-B.

Yours faithfully,

Melanie Hale
Head of Planning Services