



PLANNING AND DEVELOPMENT

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Roland Lee
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00096/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 7 (tree protection) on planning permission 23/01213/FUL
Location:	Rhodes Business Park , Silburn Way, Middleton, Rochdale, M24 4NE

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

Conditions and Reasons:

- 7 Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan and an arboricultural method statement shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and adhered to throughout the construction of the development.

Reason: To satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality.

Officer Response: The Greater Manchester Ecology Unit were consulted on this application and they have confirmed that the details and tree protection measures set out within the submitted Arboricultural Method Statement referenced 2506 / EH / AMS001 and dated 27th January 2025 are approved.

The applicant is reminded about the requirement to carry out nesting bird checks throughout the course of development.

Yours faithfully,

Melanie Hale
Head of Planning Services