

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Approval of details reserved by condition - Approve**

APPLICATION REFERENCE: 25/01038/DOC

Applicant Mr Thomas McKenna (R&M Property Group) The Colony HQ Altrincham Road Wilmslow Cheshire SK9 4LY	Agent Manchester Triangle Architects (Triangle Architects) Lower Ground Floor 4 Jordan Street Manchester M15 4PY
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Part I - Particulars of Application

Proposal: Discharge of conditions 11 (landscaping scheme) and 16 (noise levels) on planning permission 23/01381/FUL
Location: Land At Tower Street And Pilsworth Road, Heywood, OL10 3AD
Valid On: 13 October 2025

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

Condition(s) (2)

- 11 Notwithstanding the details shown on the approved plans, prior to first occupation of the dwellings hereby approved, a scheme of hard and soft landscaping shall be submitted to, and approved in writing by, the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s) or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority. Reason: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy G6 of the Rochdale Core Strategy.

Officer Response: Drawing No: 01 Rev B – Landscape Proposals, received by the Local Planning Authority on 13th October 2025, has been reviewed and is considered acceptable. The landscaping details shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 16 The dwellings hereby approved shall be designed and constructed to ensure the following indoor noise levels are achieved: o 35 dB(A) Leq (16 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm; o 30dB(A) Leq 8 hour in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am; o 35 dB(A) Leq (16 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm; o 40dB(A) Leq (16 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times. Prior to the first occupation of each dwelling hereby approved, an acoustic verification report shall have been first submitted to, and approved in writing by, the Local Planning Authority, confirming that the above levels have been achieved. Reason: In order to safeguard the amenities of the area and to prevent nuisance arising in accordance with Policies DM1 and G9 of the Rochdale Council Core Strategy and the National Planning Policy Framework.

Officer Response: The Sound Insulation Test Report by Druk Limited, Test Reference Number: DRUK/SIT/MJP/PRH/0199, Date of Report: 26th September 2025, received by the Local Planning Authority on 13th October 2025, has been reviewed and is considered acceptable. The requirements of this condition have therefore been satisfied.

Date of Decision: 27/01/2026

Melanie Hale
Head of Planning