

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Approval of details reserved by condition-Approve****APPLICATION REFERENCE:** OTH/2025/1213

Applicant C/o Agent C/o Williams Gallagher Somerset House 37 Temple Street Birmingham United Kingdom B2 5DP	Agent Mrs Heather Arnell Somerset House 37 Temple Street Birmingham United Kingdom B2 5DP
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Part I - Particulars of Application

Proposal: Submission of details to comply with condition 3 (Landscaping) of planning permission 23/00300/FUL

Location: Land to South of Units G34 - G46, Middleton Shopping Centre, Rochdale, M24 4EL

Valid On: 4 December 2025

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

Condition(s) (1)

- 3 a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be commence 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.

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 Core Strategy Policy G6 and G7 and the National Planning Policy Framework.

The details submitted in, 'Bus Station Car Park Proposed Works BC-MSC-BSCP-A03-001' in relation to Condition 3 are approved. The details should be implemented and retained thereafter.

Date of Decision: 05/02/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.