



PLANNING AND DEVELOPMENT

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Date: 17 December 2025

Miss Sophie McGeough
Plan Red Ltd
Colony
19 Spring Gardens
Manchester
M2 1FB
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/01141/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 14 ((Hard and Soft Landscaping) of planning permission 25/00541/FUL
Location:	Hopwood Hall College Rochdale Campus, St Marys Gate, Rochdale, OL12 6RY,

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

Conditions and Reasons:

- 14 Notwithstanding the details shown on the approved plans, no development shall take place 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) 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 Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

The following documents have been submitted:

- Site Landscape Plan - Overview - Drawing no. FE0012-ALA-XX-XX-D-L-0001 S2 Rev P15
- Site Landscape Plan - Illustrative - Drawing no. FE0012-ALA-XX-XX-D-L-0029 S2 Rev P16
- Site Landscape Plan 1 of 3 - Drawing no. FF0012-ALA-XX-XX-D-L-0002 S2 Rev P06
- Site Landscape Plan 2 of 2 - Drawing no. FE0012-ALA-XX-XX-D-L-0003 S2 Rev P06
- Site Landscape Plan 3 of 3 - Drawing no. FE0012 - ALA-XX-XX-D-L 0004 S2 Rev P06
- Planting Plan - Drawing no. FFE0012-ALA-XX-XX-D-L-0007 S2 Rev P08
- Planting Schedule - Drawing no. FE0012-ALA-XX-XX-D-L-0041 S2 Rev P08

The submitted landscaping details are considered to be acceptable. Subject to the submitted details being implemented within the first planting season following occupation, the requirements of condition 14 are satisfied.

Please note I have not included submitted drawing no. FE0012-ALA-XX-XX-D-L-0008 S2 Rev P06 (Fencing General Arrangement) above as boundary treatment is controlled by a separate condition (condition 11). This drawing is therefore not one of the accepted plans.

Yours faithfully,

Melanie Hale
Head of Planning Services