ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT
Paul Moore BA (Hons) Dip URP MRTPI
Head of Planning Services

Mr Alan Davies
Northern Design Partnership
The Chapel
Millmoor Road
Meltham
Holmfirth
HD9 5JU

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: michael.atkinson-smith@rochdale.gov.uk
Our ref: 20/01499/DOC
Enquiries to: Michael Atkinson-Smith
Direct Line: 01706 925976
Date: 29 January 2021

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**20/01499/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with condition 4 (boundary treatments), 5 (soft landscaping), 7 (biodiversity enhancements) on planning permission 20/00239/FUL**
Location:	**Land off Norfolk Avenue, Heywood,**

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

Conditions and Reasons:

4 Notwithstanding the details shown on the approved plans, no part of the development hereby permitted shall be occupied until full details of the type, siting, design and materials to be used in the construction of the eastern site boundary treatment has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the proposed design shall be sufficient to allow suitable access for servicing of the rears of Nos. 14-24 Norfolk Avenue. The duly approved structures, together will all other boundary treatments shown on the approved plans, shall be erected in accordance with the approved details prior to occupation of any part of the development hereby permitted and retained as such thereafter.

Reason: In the interests of amenity and accessibility and in compliance with Policies P3 and DM1 of the Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of the boundary treatments as shown on drawing ref. 2009 15DOC Rev. E 'Proposed Soft Landscaping Plan for Discharge of Conditions' are approved. The development shall be carried out otherwise than in accordance with these details to comply with the requirements of the condition.

5 (a) Notwithstanding the details shown on the approved plans, no part of the development hereby permitted shall be occupied until full details of soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include 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.

(b) 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.

(c) 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 P3 and G6 of the Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of the soft landscaping works as shown on drawing ref. 2009 15DOC Rev. E 'Proposed Soft Landscaping Plan for Discharge of Conditions' are approved. The development shall be carried out otherwise than in accordance with these details to comply with the requirements of the condition.

7 No part of the development hereby permitted shall be occupied until such time as a detailed scheme for the provision of bird boxes in the development has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until such time as the duly approved scheme has been implemented. The bird boxes shall be retained as installed thereafter.

Reason: To safeguard any protected species which may either live or forage within the site in accordance with Policy G7 or the Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of the bird boxes as shown on drawing ref. 2009 15DOC Rev. E 'Proposed Soft Landscaping Plan for Discharge of Conditions' are approved. The development shall be carried out otherwise than in accordance with these details to comply with the requirements of the condition.

Yours faithfully,



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Signed on behalf of the Council