



PLANNING AND DEVELOPMENT

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Date: 10 December 2025

Miss Becca Gray,
Lichfields,
98 King Street,
Ship Canal House,
Manchester,
M2 4WU,
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00958/DOC
Proposal:	Submission of details to comply with conditions 6 (boundary treatment) and 13 (eco enhancements) on planning permission 23/01033/FUL
Location:	Mount Green Filling Station, Halifax Road, Wardle, Rochdale, OL16 2SQ

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

Conditions and Reasons:

- 6 Notwithstanding the details shown on drawing no. 1000 (Proposed Site Plan) no above ground works shall take place until full details of the boundary treatments of the site have been submitted to any approved in writing with the Local Planning Authority. The development shall be undertaken in accordance with the approved details prior to first occupation of the development and retained thereafter.

Reason: In the interests of visual and residential amenity and to accord with policies P1, P3 and DM1 of the adopted Rochdale Core Strategy, policy JP-S1 of Places for Everyone and policy in the National Planning Policy Framework.

Decision: The proposed boundary treatments as shown on the following drawings are approved:

Landscape Masterplan. Drawing Number 2101. Revision P8
Landscape Elevation 01. Drawing Number 3601. Revision P5
Landscape Section 01. Drawing Number 3801. Revision P6
Boundary Treatment Details. Drawing Number 4806. Revision P6

For the avoidance of doubt, the boundary walls shall be constructed using the Carlton Clayburn Civic Reverse red brick and the railings shall be finished using polyester powder coating in RAL colour 7039.

Only the approved boundary treatments shall be used in the construction of the approved development in order to comply with the requirements of the condition.

- 13 No above ground works shall take place until a scheme for the provision of bird nesting opportunities and hedgehog and small mammal enhancements as identified in the Initial ecological assessment & biodiversity net gain statement, prepared by

Living Ecosystems has been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be fully implemented prior to first occupation of the development and be retained thereafter.

Reason: To ensure that the development would provide suitable species habitat mitigation and to accord with policy G7 of the Rochdale Core Strategy, policy JP-G8 of Places for Everyone and policy in the National Planning Policy Framework.

Decision: The 'Landscape Masterplan. Drawing Number 2101. Revision P8' received by the Local Planning Authority on 4th November 2025 has been reviewed and is considered acceptable. The approved biodiversity enhancement measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services