



PLANNING AND DEVELOPMENT

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Our ref: 24/01278/DOC
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Date: 18 February 2025

Mr Matthew Gray
Select...
70 St Mary Axe
London
EC3A 8BE
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01278/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 7 (landscaping) on planning permission 23/00119/FUL
Location:	Sandbrook Park , Sandbrook Way, Rochdale, Rochdale, OL11 1RY

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

Conditions and Reasons:

- 7 Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be in operation 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.

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 Policy G6 and G7 and the National Planning Policy Framework.

Officer Response:

The submitted details shown on plans 'Hardstanding Layout - Drawing No 2404-09-903 Rev A' and 'Softworks Plan - Drawing No 01', permeable paving details titled 'Hydropave Fusion' provided by Tobermore, received by the Council

24/12/2024, are accepted and approved. Development shall be carried out in accordance with the approved details and drawings in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services