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Date: 26 March 2021

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**21/00068/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 5 (landscaping), 6 (landscaping management plan), 7 (refuse storage), 8 (boundary treatments) and 12 (adoptable footway improvements) on planning permission 19/00756/FUL**
Location:	**Phoenix Iron Works, Howarth Street, Littleborough, OL15 9DW,**

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

Conditions and Reasons:

5 Notwithstanding condition 2, the development hereby permitted shall not be occupied 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, biodiversity enhancement measures, 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, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: The soft landscaping scheme shown on drawing no. Br4458 Rev A and the hard landscaping scheme shown on drawing no. M4144 90 01 Rev C is acceptable: The requirements of the condition are ongoing.

6 Before the development is first occupied or brought into use a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

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, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: The landscape management plan (Version 1, December 2020) is acceptable and shall be carried out as approved.

7 Notwithstanding condition 2, the dwellings hereby approved shall not be occupied until details of the size, scale design, and location of the bin storage facilities have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of the dwellings and shall be retained at all times thereafter.

Reason: To ensure that adequate provision is made for the storage of bins and cycles to prevent any detrimental impact on visual amenity and in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy, the Council's SPD 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Officer Response: The size, scale and location of the bin storage facilities shown on drawing no. M4144 90 01 Rev C is acceptable. The approved details shall be implemented prior to first occupation and shall be retained at all times thereafter.

8 No dwelling shall be occupied or first brought into use until a scheme for the design of the boundary treatment has been submitted to, and approved in writing by, the local planning authority. The development shall be completed in accordance with the approved scheme prior to the first occupation of the dwellings and the boundary treatments retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3, G6 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

Officer Response: The boundary details shown on drawing nos. M4144 90 01 Rev C and M4144 90 03 Rev A is acceptable. The approved details shall be implemented prior to first occupation of the dwellings and the boundary treatments shall be retained at all times thereafter.

12 No dwelling shall be occupied or first brought into use, until all footways have been re-instated to adoptable standards in accordance with a detailed scheme first submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of pedestrian (and driver) safety and the visual amenities of the vicinity, in accordance with policy C4 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

Officer Response: The footway improvements have been dealt with under a S278 Agreement and confirmed acceptable by the Highway Service. The

footways shall be reinstated to adoptable standards in accordance with the details of the S278 Agreement prior to the development being first brought into use or occupation of the first dwelling.

Yours faithfully,



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Signed on behalf of the Council