



PLANNING AND DEVELOPMENT

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Date: 24 January 2025

Mr Richard Fletcher
Equilibrium Architects Ltd
Bank Chambers
Bank Street
Bury
BL9 0DL
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00848/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Discharge of conditions 4 (tree protection) and 6 (CMS) of planning permission 24/00306/FUL
Location:	Land Off Damson Green/Baytree Lane, Middleton , M24 2UL

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 No development or works of site preparation shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The tree protection measures shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

The development, including works to trees and vegetation, shall be carried out in accordance with the Tree Survey and Root Protection Area plans (7425.01 & 02) and the Arboricultural Impact Assessment & Method Statement (PD/7425/AIA&AMS/APR24).

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies P3, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
Reason for pre-commencement condition: Protection measures for retained trees are required to be in place prior to commencement of any works on site to ensure no damage is caused.

Officer Response: Drawing No: 9320.PL.01 - Proposed Site Layout, received by the Local Planning Authority on 27th August 2024, photographs of the tree protection measures received by email on 29th November 2024 and Drawing No: 7425.01 - Tree Survey and Root Protection Area, received by the Local Planning Authority on 17th December 2024, have been reviewed and are considered acceptable. The approved details shall be implemented in complete

accordance with the approved details in order to comply with the requirements of the condition.

- 6 No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of the following:
- i. hours for site preparation, delivery of materials, and construction;
 - ii. the parking of vehicles of site operatives and visitors;
 - iii. loading and unloading of plant and materials;
 - iv. storage of plant and materials used in constructing the development;
 - v. the erection and maintenance of security hoarding;
 - vi. wheel washing facilities;
 - vii. measures to control the emission of dust and dirt during construction.

The duly approved method statement shall be adhered to throughout the construction period.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings during the construction of the development in accordance with the requirements of Unitary Development Plan policies BE/2 and EM/3, and the National Planning Policy Framework.

Reason for pre-commencement condition: The impacts of the construction phase will be immediate on commencement and therefore it is necessary to confirm what measures will be put in place to protect the amenity of nearby residents prior to commencement of any works on site.

Officer Response: Drawing No: 9320.PL.01 - Proposed Site Layout and the Construction Environmental Management Plan by Walker Homes, dated 22/08/2024, received by the Local Planning Authority on 27th August 2024, has been reviewed and is considered acceptable. The approved Construction Environmental Management Plan 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