



Mr Ian Stott
AJ Cocker Associates
New Century House
176 Drake Street
Rochdale
OL16 1UP

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No: 22/01316/DOC
Application Type: Approval of detail reserved by condition
Proposal: Submission of details reserved by condition 3 (AMS and TPP) of planning permission 22/00078/FUL
Location: 610 Bury Road, Rochdale, OL11 4AU,

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

Conditions and Reasons:

- 3 Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the submitted schemes shall be substantially in accordance with the submitted Arboricultural Impact Assessment by JCA Ltd ref.18189/PH. The trees shall be protected in complete accordance with the approved tree protection plan and arboricultural method statement prior any works taking place. The necessary measures shall be retained for the duration of the construction phase of the development.

Reason: In order to ensure that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality in accordance with Core Strategy policies DM1 and G7.

Reason for Pre-Commencement Condition: A scheme for the protection of the trees will need to be agreed before any groundworks take place as groundworks can irreversibly harm the trees.

Decision: The submitted Arboricultural Method Statement ref. 1819a/PH by JCA Limited, including the Tree Protection Plan contained within appendix 4, is accepted. The protective measures shall be installed in complete accordance with the approved details prior to any development taking place in order to comply with the requirements of the condition.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services