ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT
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Date: 20 October 2020

Mr Dixon
Dixon Architecture
86 Church Lane
Culcheth
Warrington
WA3 5DJ

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**20/01033/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details reserved by condition 7 (Landscape Scheme) of planning permssion 19/00445/FUL**
Location:	**Land At Junction Of Oldham Road And Ainsworth Street , Rochdale, OL16 5NA**

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 and the requirements of condition 2 of this permission, the development shall not be occupied until a landscaping scheme for the site (including elements of both 'hard' and 'soft' landscaping) is submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of all hard surfaced areas and the type, species, siting, planting distances and programme of planting of any trees and shrubs. The duly approved landscaping scheme shall be carried out within 12 months of the extensions first being occupied and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: In order to achieve a satisfactory level of landscaping in the interests of visual amenity in accordance with the requirements of Policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer response; The Plan submitted is relatively simple and includes mostly non-native shrubs. In this location the planting plan is considered appropriate and does represent a landscape gain (there is currently no vegetation fronting Oldham Road). The proposed planting is robust, low maintenance and will serve to soften the expanse of hard standing. The information provided is therefore sufficient and acceptable.

Yours faithfully,



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Signed on behalf of the Council