



PLANNING AND DEVELOPMENT

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David Whalley
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Shires House
Shires Road
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LS20 8EU
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/01089/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 7 (landscaping) on planning permission 21/01146/FUL
Location:	Former Akzo Nobel Site, Off Hollingworth Road, Littleborough.

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 No development, other than site clearance, remediation and ground preparation works, shall take place until a landscaping scheme for the site, which includes details of the positioning and maintenance of all highway trees, has been submitted to and approved in writing by the Local Planning Authority. The areas which are soft landscaped shall be retained as landscaped areas thereafter. Should any trees, shrubs or grassed areas be removed, die, become severely damaged or become seriously diseased within five years of planting shall be replaced by vegetation of similar size and species to those originally required to be planted. The development shall be carried out in accordance with the approved scheme.

Reason: In order to achieve a satisfactory level of landscaping in the interests of the amenities of the area in accordance with adopted Core Strategy policy P3 and the National Planning Policy Framework. Also to ensure adequate provision of infrastructure to serve the development in the interests of highway and pedestrian safety and the safety of other users of the highway in accordance with Policy T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: to ensure that the landscaping proposals are incorporated in to the development in an appropriate manner.

Decision: The following plans are approved:

- Soft Landscape Proposals (Sheet 1 of 4). Drawing number: GL1835 02E.
Received by email on 17/04/2025

- Soft Landscape Proposals (Sheet 2 of 4). Drawing number: GL1835 03E.
Received by email on 18/12/2024
- Soft Landscape Proposals (Sheet 3 of 4). Drawing number: GL1835 04F.
Received by email on 18/12/2024
- Soft Landscape Proposals (Sheet 4 of 4). Drawing number: GL1835 05F.
Received by email on 18/12/2024

The development shall be carried out in accordance with the approved plans in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services