



PLANNING AND DEVELOPMENT

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Date: 9 July 2024

Mr Alec Drake
WSP
8 First Street
Manchester
M15 4GU

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/01276/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 20 (boundary treatments) and 21 (landscaping) on planning permission 22/00830/VRCON
Location:	Birchenley Manor Equestrian Centre , Wildhouse Lane, Milnrow, Rochdale, OL16 3TW

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

Conditions and Reasons:

- 20 No dwelling shall be occupied and notwithstanding any details shown on the approved plans and the requirements of condition 1 of this permission, until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority (in accordance with the Boundary Treatment Plan ref. D7849.005A). The boundary scheme shall include a design to allow ecological permeability through the site in accordance with the Ecological Appraisal (Bowland Ecology, Version 1 Rev 0, May 2020) and the approved structures shall be erected in accordance with the approved details and retained as such thereafter, before the dwelling to which the boundary treatments relate to is occupied.

Reason: In the interests of amenity and ecology in accordance with Policies P2, P3 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The following plans are approved:

- **Boundary Treatments Plan. Drawing no: D7849.01.003I. Rev: I. Received by email on 05/06/2024.**
- **Boundary Elevations - Sheet 1 of 2. Drawing no: 7849.01.004C. Rev: C. Received by email on 05/06/2024.**
- **Boundary Elevations - Sheet 2 of 2. Drawing no: 7849.01.005D. Rev: D. Received by email on 05/06/2024.**

- 21 Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this permission, no roof construction works shall take place until a soft

and hard landscaping scheme for the site (in accordance with the Landscape Masterplan ref: D7849-001B) has 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, planting plans, specifications and schedules (including planting size, species and numbers/densities of replacement trees), and a scheme for the timing / phasing of implementation work which shall be carried out to take into account the measures set out in the Great Crested Newt Mitigation Strategy (Bowland Ecology, November 2020, Version 1, Revision 2, Status Final) as defined under Condition 14. The approved details shall be carried out in accordance with the timescales contained therein.

Reason: In order to achieve a satisfactory level of landscaping in the interests of the amenities of the area in accordance with adopted Rochdale Core Strategy Policy P3 and the National Planning Policy Framework.

Decision: The following plans are approved:

- **Landscape Masterplan. Drawing no: D7849.01.001F. Rev: F. Received by email on 05/06/2024.**
- **Detailed Planting Plan - Overall Plan. Drawing no: D7849.01.007E. Rev: E. Received by email on 05/06/2024.**
- **Detailed Planting Plan - Area 1. Drawing no: D7849.01.008E. Rev: E. Received by email on 05/06/2024.**
- **Detailed Planting Plan - Area 2. Drawing no: D7849.01.009E. Rev: E. Received by email on 05/06/2024.**
- **Detailed Planting Plan - Area 3. Drawing no: D7849.01.010E. Rev: E. Received by email on 05/06/2024.**
- **Detailed Planting Plan - Area 4. Drawing no: D7849.01.011E. Rev: E. Received by email on 05/06/2024.**
- **Detailed Planting Plan - Area 5. Drawing no: D7849.01.012E. Rev: E. Received by email on 05/06/2024.**
- **Detailed Planting Plan - Area 6. Drawing no: D7849.01.013E. Rev: E. Received by email on 05/06/2024.**
- **Detailed Planting Plan - Area 7. Drawing no: D7849.01.014E. Rev: E. Received by email on 05/06/2024.**
- **Hard Landscape Plan. Drawing no: D7849.01.002D. Rev: D**

Yours faithfully,

Melanie Hale
Head of Planning Services