



PLANNING AND DEVELOPMENT

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Date: 30 April 2025

Katie Forbes
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United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00017/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 8 (Landscaping), 12 (Cycle Storage), 13 (Travel Plan) and 17 (Electric Vehicle Charging) on planning permission 24/00757/VRCON (following original approval 22/01177/FUL)
Location:	Land Off Mossylea Close , Middleton, Rochdale,

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

Conditions and Reasons:

- 8 Notwithstanding the details shown on the approved plans, the buildings hereby approved shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces, retaining structures or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained, a scheme for the timing / phasing of implementation works and the provision of bird nesting and bat roosting opportunities.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 10 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to secure biodiversity mitigation in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Landscape Layout - Drawing no. 101 Revision G and Planting Plan - Drawing no. 201 Revision A have been submitted.

The proposed landscaping identified on these drawings is considered to be acceptable. The landscaping works shall be carried out within the next planting season following final occupation and any trees or shrubs that are planted in accordance with this condition and which are removed, die or become severely damaged or diseased within 10 years of planting shall be replaced within the next planting season, in accordance with the requirements of this condition.

- 12 No part of the development shall be occupied until full details of cycle storage for each dwelling hereby approved has been submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be provided to each property prior to their first occupation and be retained thereafter.

Reason: In order to ensure that the development encourages people to travel by sustainable modes of transport in accordance with policies T1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The Cycle Storage specification document, received 08/01/25 and layout as shown on drawing no. 101 revision G (Landscape Layout) are acceptable. Subject to the cycle storage being provided in accordance with the submitted documents prior to the first occupation of each property and being retained thereafter, the requirements of condition 12 are satisfied.

- 13 No part of the development shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include:
- o Firm measures for promoting a choice of transport modes
 - o A monitoring regime with agreed mode share targets
 - o Monitoring procedures and mechanism to ensure that the plan remains effective and is reviewed within a framework approved by the Local Planning Authority

The approved Travel Plan shall be implemented on first occupation of the development hereby permitted.

Reason: In order to ensure that the development encourages people to travel by sustainable modes of transport in accordance with policies T1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

A Travel Plan dated January 2025 and prepared by mode transport planning has been submitted.

The details included in the Travel Plan are considered to be acceptable and the Travel Plan shall be implemented in full on first occupation of the development.

- 17 Prior to first occupation a scheme to show the installation of electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved vehicle charging points shall thereafter be installed to each property prior to its occupation and retained thereafter.

Reason: To ensure the provision of environmentally friendly technology to accord with the requirements of policies G1 and G2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Details of electrical vehicle charging points have been provided in the QUEBEV SMART data sheet. Drawing no. 01 Rev N.

The specification and layout of the vehicle charging points acceptable and subject to their installation in accordance with the submitted details prior to the

occupation of each property and retention thereafter, the requirements of condition 17 are satisfied.

Yours faithfully,

Melanie Hale
Head of Planning Services