



Mr David Lowe
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LS28 5UJ

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No: 23/00830/DOC
Application Type: Approval of detail reserved by condition
Proposal: Discharge of conditions 3 (materials) and 4 (replacement tree planting) of planning permission 23/00261/FUL
Location: Pack Horse Inn , Birtle Road, Heywood, Rochdale, BL9 6UR

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 Notwithstanding any description of materials in the application or on the plans, no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the building, patio and horse park, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials, particularly the use of stone cladding to the face of the steps and walls and the flags to cover the ground which shall be locally sourced Yorkstone. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Officer Response: The email received by the agent on 31st August 2023 providing photographs of the paving and walling stone samples have been reviewed and are considered acceptable. The materials shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 4 No above ground construction works shall take place until details of the proposed replacement tree planting has been submitted to, and approved in writing by, the Local Planning Authority. The details shall specify species (native), planting sizes, spacing and numbers of trees (including tree pit specifications where appropriate), and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

Planting shall be carried out in accordance with the approved details within 3 months of the planning permission or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

Reason: Insufficient information is contained within this submission and in the interest of ensuring that the replacement tree planting positively impacts on the significance of the non-designated heritage asset and the conservation area in accordance with Policies P2 and DM1 of the Rochdale Core Strategy.

Officer Response: Drawing No: 4002-PL02 Rev B - Proposed Ground Floor/Site Plan, received by the Local Planning Authority on 31st July 2023, has been reviewed and is considered acceptable. The replacement tree planting shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services