



PLANNING AND DEVELOPMENT

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Mr Malcolm Percy
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Henhull
NANTWICH
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United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00135/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (Tree Planting Plan) of planning permission 23/01357/FUL,
Location:	Former High Birch School, Bolton Road, Rochdale, OL11 4RA

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 No later than 3 months from the date of this decision details of a tree replacement scheme (to include biodiversity enhancement), based on a 2:1 ratio, shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the type, species and siting of trees, including details of a root membrane, and timetable for implementation. The tree replacement shall be carried out in accordance with the approved details and timetable. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 10 years of planting shall be replaced by trees of similar size and species to those originally required to be planted.

Reason: In order to achieve a satisfactory level of landscaping and mitigation and biodiversity enhancement in relation to the loss of existing trees in accordance with Policies P2, P3 and G6 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response:

The submitted 'Tree Planting Plan' received by the Council 11/02/2025 and 'Tree and Hedge Planting Scheme' received by the Council 13/05/2025, is acceptable and approved. The development shall be carried out in accordance with the details provided within the hereby approved plan and documents. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 10 years of planting shall be replaced by trees of similar size and species to those originally required to be planted.

Yours faithfully,

Melanie Hale
Head of Planning Services