ROCHDALE BOROUGH COUNCIL

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Date: 22 March 2021

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**21/00326/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with condition 6 (landscaping) on planning permission 17/00582/FUL**
Location:	**7 Falinge Fold, Rochdale, OL12 6LE**

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

Conditions and Reasons:

6 (a) Notwithstanding the details shown on the approved plans, the development hereby permitted 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 or other earthworks, retaining walls, boundary treatments, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

(b) The landscaping works shall be carried out in accordance with the approved scheme and timing / phasing of implementation.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 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 in accordance with policies P2, P3, DM1 and G6 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

A proposed landscaping scheme has been submitted in the form of Drawing No. B407-001/B "Proposals - Planning Conditions".
The details shown on this include:

- Demolition of existing stone wall to create new driveway entrance, detailed to match existing finish.
- Driveway within the site is proposed to be tarmac.
- Natural stone sets and junction between existing road and gateway to new property.
- Natural Stone Paving surrounding new property to be buff sandstone 600mm courses in random lengths.
- Garden area to be turfed.
- Planting of box hedge.
- Tree planting of Rowan and Hornbeam.
- 2.4m high feather edged vertically boarded fence inside the existing railing fence to the boundary with the school.

The details provided are considered sufficient to satisfy element a) of this condition. Subject to the landscaping being undertaken in accordance with the submittd details and compliance with parts b) and c) of the conditon, the requirements of condition 6 are satisfied.

Yours faithfully,



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Signed on behalf of the Council