ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

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Date: 5 March 2021

Mrs Alex Radley
Environment Agency
Axis, Unit 11 Well House Barns
Chester Road
Bretton
Chester
CH4 0DH
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**21/00192/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with condition 12 (Tree Protection) of planning permission 20/00082/FUL**
Location:	**Various Locations Within Littleborough Namely Riverstone Bridge, Charles Street, Peel Street, Railway Street, GNG Foam Converters, Town House Brook, Carriage Drive, Todmorden Road, Lightowlers Lane And Land At Gale,**

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

Conditions and Reasons:

12 Prior to the commencement of the development hereby approved (including all preparatory work), a detailed scheme for the protection of the retained trees, as identified in the submitted document 'Tree Survey and Arboricultural Impact Assessment Report (AIA)' referenced 'IMNW000100-JAC-ZZ-4B0-RP-EN-0049| C04 A4' dated January 2020 and in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. Specific issues to be dealt with in the TPP and AMS shall include:

a) Details of construction within the RPA or that may impact on the retained trees.

b) Detailed levels and cross-sections to show that any changes in surface levels can be accommodated without compromising retained trees
c) A specification for protective fencing to safeguard trees during construction phases and a plan indicating the alignment of the protective fencing.
d) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
e) Methodology and detailed assessment of root pruning
f) Arboricultural supervision and inspection by a suitably qualified tree specialist
g) Reporting of inspection and supervision

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: In order to protect existing trees on the site and ensure a satisfactory appearance in the interests of visual amenity in accordance with policies G6 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of the natural environment and the area in general, prior to commencement of any works taking place.

Officer response;

The following Tree Protection Plan drawings have been submitted and DOC 12 - Arboricultural Method Statement;

o INMW000100-JAC-ZZ-4B0-DR-PL-0040 Tree Removals, Retention and Protection Plan Sheet 1 of 3 Gale
o INMW000100-JAC-ZZ-4B0-DR-PL-0043 Tree Removals, Retention and Protection Plan Sheet 2 of 3 Todmorden Road
o INMW000100-JAC-ZZ-4B0-DR-PL-0044 Tree Removals, Retention and Protection Plan Sheet 3 of 3 Riverstone Bridge

GMEU Arboricultural officer has been consulted and raises no objections to the details submitted. Based on the information provided this condition is therefore satisfied. The Tree Protection Methodology described shall be implemented in strict accordance with these approved details.

Yours faithfully,



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Signed on behalf of the Council