



PLANNING AND DEVELOPMENT

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Mr Callum Crow
WSP
8 First Street
Manchester
M15 4RP
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No: 25/00758/DOC
Application Type: Approval of detail reserved by condition
Proposal: Submission of details to comply with condition 5 (Trees) of planning permission 22/01190/FUL, ,
Location: Land South Of Cowm Top Lane, Castleton, 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:

- 5 Notwithstanding the provisions of Condition 4, no development shall take place within the areas to the south east of the site as covered by and in the proximity of the Proposed Access Track (Fisheries) (Ref. H544-BAH-XX-XX-DR-DR-30005, Rev. P02) until an updated Tree Survey, Arboricultural Method Statement and Tree Protection Plan in accordance with BS:5837:2012 'Trees in relation to design, demolition, and construction' has been submitted to and approved in writing by the local planning authority. The approved details shall thereafter be implemented and retained throughout the period of construction and no activity prohibited by BS:5838:2012 shall take place within any protected areas during the construction period.

Decision: The following plans and documents are accepted:

Arboricultural Method Statement, prepared by Urban Green (ref. UG_2826_ARB_AMS_01_REV_00_FINAL), and included plans:

- Tree Removal Plan (ref:UG_2826_ARB_TRP_01_REV_01)
- Tree Protection Plan (ref: UG_2826_ARB_TPP_01_REV_01)
- Extents of Supervised Arboricultural excavation (ref: UG_2826_ARB_AMS_01_P3)
- Arboricultural Monitoring Schedule

Arboricultural Impact Assessment, prepared by Urban Green (ref: UG_2826_ARB_AMS_01_REV_01_FINAL) and included plans:

- Tree Data Schedule
- Tree Constraints Plan (ref: UG_2826_ARB_TCP_01)
- Tree Works Schedule (ref: UG_2826_ARB_TWS_01_P1)

- Tree Works Schedule (ref: UG_2826_ARB_TWS_01_P2)
- Tree Protection Index (ref: UG_2826_ARB_TPI_01)

The approved measures shall be installed prior to works taking place and retained as such throughout the construction period, and the contents of the approved method statement strictly adhered to in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services