



Mr David Whalley
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00756/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with condition 7 (landscaping scheme) on planning permission 21/01146/FUL
Location:	Former Akzo Nobel Site, Off Hollingworth Road, Littleborough.

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

Conditions and Reasons:

- 7 No development, other than site clearance, remediation and ground preparation works, shall take place until a landscaping scheme for the site, which includes details of the positioning and maintenance of all highway trees, has been submitted to and approved in writing by the Local Planning Authority. The areas which are soft landscaped shall be retained as landscaped areas thereafter. Should any trees, shrubs or grassed areas be removed, die, become severely damaged or become seriously diseased within five years of planting shall be replaced by vegetation of similar size and species to those originally required to be planted. The development shall be carried out in accordance with the approved scheme.

Reason: In order to achieve a satisfactory level of landscaping in the interests of the amenities of the area in accordance with adopted Core Strategy policy P3 and the National Planning Policy Framework. Also to ensure adequate provision of infrastructure to serve the development in the interests of highway and pedestrian safety and the safety of other users of the highway in accordance with Policy T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: to ensure that the landscaping proposals are incorporated in to the development in an appropriate manner.

The landscaping plans are inconsistent with other plans. The inconsistencies include:

- **The Proposed Site Layout Plan – Boundary Treatments (PL_502 Rev.P8) plan shows 1200mm Post and Rail Fence with Hedge running along the side**

of 104 and 95, however there are no hedges running along the side of these plots in the landscaping plans.

- By the erosion control area to the north of the site, the Proposed Site Layout Plan – Boundary Treatments (PL_502 Rev.P8) plan shows 1200mm Post and Rail Fence with Hedge wrapping around it, however there are no hedges proposed on the landscaping plan.
- To the north of the site, the landscaping plan identifies a post and rail, fence with wire mesh but this is not shown on the Proposed Site Layout Plan – Boundary Treatments (PL_502 Rev.P8) plan.
- To the northwest of the pumping station, the landscaping plan is inconsistent with Site Layout - Boundary Treatment Plan (Sheet 3) (1033 Rev P4). This appears to be a grassed and planting area on the landscaping plan but appears to be a stone wall or path on the boundary treatment plan.

Additionally, it is noted that the pumping station is located within a prominent location within the wider site and in close vicinity to the shared cycle and footway to the canal. As such the pumping station could unduly impact on the visual amenity of the area and therefore requires adequate screening. It is considered that insufficient soft landscaping is proposed to screen the pumping station.

In regards to the landscaping by the canal, the Canal and River Trust are overall satisfied that the proposal includes appropriate native planting, which will be low growing in height, so it will not dominate the slope or result in excessive Canalside shading. However, it was noted that there is a lot of dogwood proposed, which is included in the Native shrub mix and may provide a maintenance issue in the future. It is therefore recommended that a slight reduction in the percentage mix of the Cornus is made.

In regards to United Utilities. United Utilities have noted that there is a hedgerow within the easement and over the main. United Utilities have stated that 'this planting needs to be in accordance with UU's Standard Conditions document, a copy of which is available on our website, and we request further information is submitted for our review and comment on these proposals'.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services