



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: Rosalind.Gralton@Rochdale.Gov.UK
Our ref: 25/00773/DOC
Enquiries to: Rosalind Gralton
Direct Line: (01706) 925717
Date: 16 September 2025

Project Landscape Architect Frank McCabe
Conlon Construction Ltd
Charnley Fold Lane
Bamber Bridge
Walton-le-Dale
Preston
PR5 6BE

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00773/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 4 (Landscaping details, materials and specifications) and 5 (Street Furniture, Boundary Treatments) of planning permission 24/01214/FUL
Location:	Heywood Civic Square, Lcpl Stephen Shaw Mc Way, Heywood, OL10 1LW

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

Conditions and Reasons:

- 4 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, including material specifications, 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, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities) and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

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 Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Officer Response: The submitted drawings:

GENERAL ARRANGEMENT PLAN - DWG NO. 3546-PLA-XX-XX-DR-L-0001
EXISTING FEATURES COORDINATION PLAN - 3546-PLA-XX-XX-DR-L-0004
HARDWORKS - DWG NO. 3546-PLA-XX-XX-DR-L-1000
KERBS & HEDGINGS - DWG NO. 3546-PLA-XX-XX-DR-L-1001
SOFTWARES - 3546-PLA-XX-XX-DR-L-2000
TREE RETENTION & REMOVAL PLAN - DWG NO. 3546-PLA-XX-XX-DR-L-2001

PLANTING SCHEDULE - DWG NO. 3546-PLA-XX-XX-DR-L-2003
DETAILED PLANTING PLAN (BED 1 - PLANTS) - DWG NO. 3546-PLA-XX-XX-DR-L-2004
DETAILED PLANTING PLAN (BED1 - BULBS) DWG NO. 3546-PLA-XX-XX-DR-L-2005
DETAILED PLANTING PLAN (BED 2 - PLANTS & BULBS) DWG NO. 3546-PLA-XX-XX-DR-L-2006
DETAILED PLANTING PLAN (BED 3 -PLANTS) DWG NO. 3546-PLA-XX-XX-DR-L-2007
DETAILED PLANTING PLAN (BED 3 - BULBS) DWG NO. 3546-PLA-XX-XX-DR-L-2008
DETAILED PLANTING PLAN - (BED 4 - PLANTS BULBS) DWG. NO. 3546-PLA-XX-XX-DR-L-2009
DETAILED PLANTING PLAN (BED 5 - PLANTS & BULBS) DWG NO. 3546-PLA-XX-XX-DR-L-2010
TYPICAL PLANTING BED DETAIL - DWG NO. 3546-PLA-XX-XX-DR-L-6002
RAIN GARDEN DETAILS - DWG NO. 3546-PLA-XX-XX-DR-L-6003
BESPOKE TIERED SEATING DETAILS - DWG NO. 3546-PLA-XX-XX-DR-L-7002

MINI STAGE DETAILS - DWG NO. 3546-PLA-XX-XX-DR-L-7003
TYPICAL PLAY TRAIL DETAILS - DWG NO. 3546-PLA-XX-XX-DR-L-7004

are approved and accepted. The development shall be carried out in accordance with the hereby approved plans and drawings within a timing/phasing which has first been submitted to an approved in writing by the Local Planning Authority, or prior to the first use of the development in order to comply with the requirements of the condition.

- 5 No development (other than demolition, site clearance or preparation works) shall take place until details of street furniture, boundary treatments and retaining walls have been submitted to and approved in writing by the Local Planning Authority. Any submission shall include details of elevations, specifications and materials and any fixtures.

Reason: In the interest of ensuring a satisfactory visual appearance and in the interest of ensuring the satisfactory drainage of surface water in accordance with Policies P3, G8 and DM1 of the adopted Rochdale Core Strategy, Policies JP-S4 and JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework

Officer Response: The submitted drawings:

GENERAL ARRANGEMENT PLAN - DWG NO. 3546-PLA-XX-XX-DR-L-0001
EXISTING FEATURES COORDINATION PLAN - 3546-PLA-XX-XX-DR-L-0004
HARDWORKS - DWG NO. 3546-PLA-XX-XX-DR-L-1000
KERBS & HEDGINGS - DWG NO. 3546-PLA-XX-XX-DR-L-1001
SOFTWARES - 3546-PLA-XX-XX-DR-L-2000
TREE RETENTION & REMOVAL PLAN - DWG NO. 3546-PLA-XX-XX-DR-L-2001

PLANTING SCHEDULE - DWG NO. 3546-PLA-XX-XX-DR-L-2003
DETAILED PLANTING PLAN (BED 1 - PLANTS) - DWG NO. 3546-PLA-XX-XX-DR-L-2004

DETAILED PLANTING PLAN (BED1 - BULBS) DWG NO. 3546-PLA-XX-XX-DR-L-2005
DETAILED PLANTING PLAN (BED 2 - PLANTS & BULBS) DWG NO. 3546-PLA-XX-XX-DR-L-2006
DETAILED PLANTING PLAN (BED 3 -PLANTS) DWG NO. 3546-PLA-XX-XX-DR-L-2007
DETAILED PLANTING PLAN (BED 3 - BULBS) DWG NO. 3546-PLA-XX-XX-DR-L-2008
DETAILED PLANTING PLAN - (BED 4 - PLANTS BULBS) DWG. NO. 3546-PLA-XX-XX-DR-L-2009
DETAILED PLANTING PLAN (BED 5 - PLANTS & BULBS) DWG NO. 3546-PLA-XX-XX-DR-L-2010
TYPICAL PLANTING BED DETAIL - DWG NO. 3546-PLA-XX-XX-DR-L-6002
RAIN GARDEN DETAILS - DWG NO. 3546-PLA-XX-XX-DR-L-6003
BESPOKE TIERED SEATING DETAILS - DWG NO. 3546-PLA-XX-XX-DR-L-7002

MINI STAGE DETAILS - DWG NO. 3546-PLA-XX-XX-DR-L-7003
TYPICAL PLAY TRAIL DETAILS - DWG NO. 3546-PLA-XX-XX-DR-L-7004

are approved and accepted. The development shall be carried out in accordance with the hereby approved plans and drawings.

Yours faithfully,

Melanie Hale
Head of Planning Services