



Mr David Hamer
Bradshaw Gass and Hope LLP
Bradshaw Gass and Hope LLP
21 Silverwell Street
Bolton
BL1 1PR
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	22/01396/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 11 (landscaping) on planning permission 22/00850/FUL
Location:	Greater Manchester Fire Service , Whitelees Road, Littleborough, Rochdale, OL15 8DU

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

Conditions and Reasons:

- 11 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, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities and showing two replacement trees for each one to be removed), 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 for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

(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 P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The following documents have been submitted:

- Proposed Site Plan - Drawing no. 1978.37.201 Rev T1
- Proposed Soft Landscaping Plan
- Proposed External Works Layout - Drawing no. 1978.37.115 Rev T1
- Proposed External Works Layout - Drawing no. 1978.37.116 Rev T1
- Balustrade Details - Drawing no. 1978.37.603 Rev T1

A Planning Statement (ref 1978/37/PAB) also includes clarification statement which summarises the proposed works.

The details submitted are generally considered to be acceptable. However, the Soft Landscaping Plan includes the annotation against two trees - "Tree to be removed and relocated in position to be agreed". No information appears to have been submitted to identify where these trees are to be relocated to. Please confirm.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services