



PLANNING AND DEVELOPMENT

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Mr M Munshi
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No 3 Caxton Road
Suite 9
Preston
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00872/DOC
Proposal:	Approval of detail reserved by condition
Location:	Submission of details to comply with conditions, 3(TPP and AMS), 4 (Hardstanding), 5 (Materials), 6 (Windows and Doors), 7 (Biodiversity) and 8 (Tree Planting) of planning permission 24/00973/FUL
Location:	385 Bury And Rochdale Old Road, Heywood, OL10 4AT

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

Conditions and Reasons:

- 3 No development (including any demolition, site clearance or preparation works) shall take place until such time as a Tree Protection Plan and Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority.

Any measures identified within the Plan or Statement shall be installed in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction' prior to any works taking place.

The necessary protection measures shall be retained throughout the construction phase of the development and no work, excavation, tipping, or stacking/storage of materials shall take place beyond such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy policies JP-P1, JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: The trees must be protected before any works are carried out.

Decision: The Tree Protection Plan and Arboricultural Method Statement, as detailed in the document entitled 'ARBORICULTURAL IMPACT ASSESSMENT' prepared by Treestyle Consultancy Ltd dated 17th July 2024, is accepted and approved. The development shall be carried out in accordance with the approved document in order to comply with the condition.

- 4 Notwithstanding the details shown on the approved plans no above ground construction works shall take place until full details of all hard landscaping works including driveways and patios have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt areas of hardstanding shall be permeable unless an assessment of the drainage hierarchy has been undertaken and submitted to the Local Planning Authority.

The development shall be undertaken in accordance with the approved details prior to the first occupation of the development.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with policy G8 of the adopted Rochdale Core Strategy, policy JP-S4 of the Places for Everyone Joint Development Plan, saved policies EM7 and EM/8 of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

Decision: The submitted plan entitled 'LANDSCAPE LAYOUT - HARDWORKS' (Dwg no. M3907-PA-04-V3) is accepted and approved. The development shall be carried out in accordance with the details provided within the hereby approved plan.

- 5 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies DM1 and P3 of the adopted Rochdale Core Strategy, policies JP-G9 and JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision: The following materials have been considered and are accepted:

Brickwork - Vandersanden Lima with light grey mortar

Roof Coverings - Cupa Spanish Slate

Fascia and Rainwater Goods - Marley Alutec Aluminium RAL 9005

Window and Door Frames - Architectural Bronze Mid Bronze Metallic

Only the approved materials shall be used in order to comply with the requirements of the condition.

- 6 No above ground works shall take place until full product specifications for the windows, external doors, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision: The details of windows and doors as set out in the drawings entitled 'Proposed Front & Left Side Elevations' (Dwg No. 010. Rev A) and 'Proposed Window Detail' (Dwg No. 115) are accepted and approved. The development

shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 7 No above ground works shall take place until a scheme of biodiversity enhancements for the site including the specification and location of not less than two integrated bird boxes and one integrated bat box, has been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby approved shall be occupied until such time as the duly approved biodiversity enhancement measures have been installed in accordance with the duly approved detail.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with policy G7 of the adopted Rochdale Core Strategy, policy JP-G8 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision: The details of biodiversity enhancement comprising one bat box and two swift boxes as set out in the document entitled 'TECHNICAL NOTE: BAT AND BIRD BOX SCHEME - PLANNING CONDITION 7' and dated 16 July 2025 are accepted and approved.

The bat and bird boxes as detailed in the approved document shall be installed prior to the first occupation of the approved development in order to comply with the requirements of the condition.

- 8 Notwithstanding the details shown on the approved plans, no above ground construction shall take place until full details of compensatory tree planting at a ratio of 2:1 and full soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained 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 10 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 Policy G6 and G7 and the National Planning Policy Framework.

Decision: The submitted plan entitled 'LANDSCAPE LAYOUT - SOFTWARES' (Dwg no. M3907-PA-05-V1) is accepted and approved. The development shall be carried out in accordance with the details provided within the hereby approved plan. 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 10 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.

Yours faithfully,

Melanie Hale
Head of Planning Services