



PLANNING AND DEVELOPMENT

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Lee Fulcher
DPP
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M3 2BY

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00235/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 4 (Landscaping) and 5 (Bat and Bird Boxes) of planning permission 22/01191/PSID (Two storey school building, with lobby and toilet facilities, together with associated refurbishment of existing plant, water tank and substation block, and associated landscape works, following demolition of existing main school building)
Location:	Newhouse Academy , Newhouse Road, Heywood, Rochdale, OL10 2NT

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. *The development hereby permitted shall not be brought into use until full details of both hard and soft landscaping, have been submitted to and approved 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), existing plants / trees to be retained and replacement trees, and, a scheme for the timing / phasing of implementation works. Replacement trees shall be provided at a ratio of 2:1 against those lost.*

The landscaping works shall be carried out in accordance with the approved scheme for the 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 a 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 policy DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The submitted hard and soft landscaping details are acceptable and are approved. For the avoidance of doubt, the approved details are as indicated on the following drawings:

- SRP1019-DEP-ZZ-00-DR-L-0001-C04 Proposed Landscape Layout
- SRP1019-DEP-ZZ-00-DR-L-0002-P10 Illustrative Landscape Layout
- SRP1019-DEP-ZZ-00-DR-L-0101-C04 Hard Landscape 1 of 4
- SRP1019-DEP-ZZ-00-DR-L-0102-C04 Hard Landscape 2 of 4
- SRP1019-DEP-ZZ-00-DR-L-0103-C04 Hard Landscape 3 of 4
- SRP1019-DEP-ZZ-00-DR-L-0104-C04 Hard Landscape 4 of 4
- SRP1019-DEP-ZZ-00-DR-L-0201-C02 Planting Plan 1 of 4
- SRP1019-DEP-ZZ-00-DR-L-0202-C02 Planting Plan 2 of 4
- SRP1019-DEP-ZZ-00-DR-L-0203-C02 Planting Plan 3 of 4
- SRP1019-DEP-ZZ-00-DR-L-0204-C02 Planting Plan 4 of 4

5. *Within three months of the first occupation of the new building, a scheme of biodiversity enhancements for the site including, but not limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks to be situated externally on, or integrated into the fabric of the buildings/structures within the site, bug hotels, hibernaculum, wildflower seeding and hedgehog habitat shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall also include a timetable for implementation. The biodiversity enhancement scheme shall be implemented in full in accordance with the approved scheme and timetable for implementation.*

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The submitted scheme of biodiversity enhancements are acceptable and are approved. For the avoidance of doubt, the approved details are as indicated by the following:

- Biodiversity Enhancement Scheme statement
- SRP1019-DEP-ZZ-00-DR-L-0012 Rev C03 - Biodiversity Enhancement Plan
- Implementation timescale details as set out in the covering letter

Yours faithfully,

Melanie Hale
Head of Planning Services