



PLANNING AND DEVELOPMENT

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Miss Anna Spencer
Vistry Group
301 Bridgewater Place
Birchwood Park
Warrington
WA36XF
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00060/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 20 (tree protection) and 23 (soft and hard landscaping) on planning permission 20/01401/AM
Location:	Land At, Royle Road, Rochdale, OL11 3EH,

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

Conditions and Reasons:

- 20 Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a detailed, site-specific scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. The scheme must include provision for tree protection monitoring and site supervision by a suitably qualified tree specialist. Thereafter the development shall be implemented in strict accordance with the approved details.

Reason: In the interests of tree protection in accordance with Core Strategy Policy G7 and the National Planning Policy Framework.

Reason for pre-commencement: To satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality.

Decision: The submitted Tree Removal Plan ref. UG_11969_ARB_TRP_01 rev.04, Tree Protection Plan ref. UG_11969_ARB_TPP_01 rev.04, Tree Protection Index ref. UG_11969_ARB_TPI_01 rev. 00, Arboricultural Method Statement ref. UG_11969_ARB_AMS_01 rev. 04, UG_11969_ARB_AMS_02 rev. 04 and UG_11969_ARB_AMS_03 rev. 04 by Urban Green and is accepted.

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

- 23 Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works shall take place until a soft and hard landscaping scheme for the site has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of all hard surfaces, including the material, demarcation and colour variations to the car parking surfaces, and their plot positions and the material and colour variations to the highway surfacing and positions, and footpath surfacing and sub-structure. The development shall be carried out in complete accordance with the approved details and shall be retained thereafter.

Reason: In order to achieve a satisfactory level of landscaping in the interests of the amenities of the area in accordance with Core Strategy Policy P3 and the National Planning Policy Framework.

Decision: The details of landscaping works as set out on the following plans are accepted:

Landscape Detail (revision E) prepared by Trevor Bridge Associates (sheets 1 - 5) ref.

- 5904.02E LD 1 of 5 14Jan'25
- 5904.02D LD 2 of 5 14Jan'25
- 5904.02D LD 3 of 5 14Jan'25
- 5904.02D LD 4 of 5 14Jan'25
- 5904.02E LD 5 of 5 14Jan'25

The development shall be carried out in complete accordance with the approved details and shall be retained thereafter in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services