



Mr Ian Chapman
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Manchester
M4 6LN
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00812/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 5 (fence details), 6 (SBI warning sign), 9 (landscaping) and 10 (biodiversity enhancements) on planning permission 24/00130/FUL,
Location:	Hopwood Hall College , Rochdale Road, Middleton, Rochdale, M24 6XH

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

Conditions and Reasons:

- 5 Prior to their use on site, details of the materials and finishes to be used in the construction of the fence around the polytunnel shall be submitted to and approved in writing by the Local Planning Authority. The fence shall be constructed in accordance with the approved details and retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to protect the setting of Grade II* Hopwood Hall in accordance with polices P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Fence details are provided on:
Drawing no. 00520, Revision P04 (Polytunnel - Existing and Proposed) and;

Drawing no. 01022 Revision P01 (External Works Drawing (Polytunnel))

The fence details as submitted are acceptable. The Ilex aquifolium (English Holly), as shown on drawing no. 01022 Revision P01 shall be provided within the next planting season.

- 6 Prior to any ground and construction works associated with the construction of the approved alpaca shelter details and location of signage to inform contractors of the value of the Glade and Oaken Bank Woods Site of Biological Interest and to require that machinery shall be kept out of the protected area shall be submitted to and approved in writing by the Local Planning Authority. The signage shall be installed as

approved prior to any ground and construction works of the alpaca shelter and be retained until development of the alpaca shelter is complete.

Reason: To protect the special interests of the Site of Biological Interest and to accord with policy G7 of the adopted Rochdale Core Strategy, JP-G8 of Places for Everyone and the National Planning Policy Framework.

Details of the proposed signage are detailed in the document titled Technical Communication - TC023 Rev S01, dated 13th August 2024.

The proposed signage and its locations are considered to be acceptable. The signs shall be installed prior to any ground and construction works of the alpaca shelter and be retained until development of the alpaca shelter is complete.

- 9 Prior to first use of the development, a landscaping scheme shall be submitted to and agreed in writing with the Council as Local Planning Authority.
The scheme shall include the following:
- o Layout drawing/planting plans
 - o Planting schedule (indicating the size, species, spacing, size, number and density of plants)
 - o Written specifications
 - o Tree pit specifications
 - o Ground condition enhancement (including cultivation and other operations associated with trees, shrub, hedge or grass establishment)
 - o Areas of hard standing

The agreed scheme shall be implemented within 6 months of first use of the development.

Any planting which within a period of 10 years of implementation dies, is removed, or become seriously damaged or diseased shall be replaced during the next planting season with others of a similar size or species, unless the council as local planning authority gives written consent to a variation.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to secure biodiversity mitigation in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy, policy GP-G8 of Greater Manchester Places for Everyone and the National Planning Policy Framework.

The following documents have been submitted:

- **Landscape and Habitate Management Plan - 4712-50B Rev B, dated November 2024**
- **Landscape Layout & Planting Plan - Drawing no. 101 Revision C**

Subject to the landscaping of the site being undertaken in accordance with the details provided in the above documents, the submission requirements of condition 9 are satisfied. Tha landscaping of the site shall be implemented within 6 months of first use of the approved development.

- 10 Prior to first use of the development hereby approved a scheme for biodiversity enhancements at the site including the provision of bird and bats boxes shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be provide prior to first use of the development and be retained thereafter.

Reason: To ensure suitable ecological mitigation and enhancement on site and to accord with the requirements of policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The following documents have been provided:

- **Bat & Bird Box Plan, reference 1697A-EEMP-V1-A, dated 2nd August 2024.**
- **Landscape and Habitate Management Plan - 4712-50B Rev B, dated November 2024**
- **Landscape Layout & Planting Plan - Drawing no. 101 Revision C**

Subject to the measures detailed in the above plans and documents being provided prior to first use of the development, the requirements of condition 10 are satisfied.

Yours faithfully,

Melanie Hale
Head of Planning Services