

Officer Report

Case Reference: OTH/2026/0515
Location: CROSSGATES PRIMARY SCHOOL, KILN LANE,
MILNROW, ROCHDALE, OL16 3HB
Proposal: Submission of details to comply with conditions 1 (time), 2
(plans), 3 (boundary treatment) and 4 (arboricultural method
statement) of planning permission 25/01165/FUL
Recommendation: Approve
Officer: Majid Mir

Condition(s) (4)

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

Decision: This is a compliance condition which does not need to be discharged.

- 2 This permission relates to the following plans:
- Location Plan Fencing. Drawing number: A2/ 2005433/005
 - Block Plan. Drawing number: A2/ 2500433/013
 - Existing Boundary Fencing With Gate Positions Plan. Drawing number: A2/ 2005433/006
 - 2.4m High 358 V Beam Prison Mesh with 60x60mm Dig in Bay
 - Proposed Boundary Fencing and Gate Position Plan. Drawing number: A2/ 2005433/007
 - Double Gate Elevation. Drawing number: A2/ 2005433/009
 - Single Gate Elevation. Drawing number: A2/ 2005433/008

and the development shall be carried out in complete accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: This is a compliance condition which does not need to be discharged.

- 3 Within the first planting season following the installation of the boundary treatment, 4 replacement trees shall be planted within the application site. If the replacement trees are removed, dies, becomes severely damaged or seriously diseased within five years of planting, the trees shall be replaced by trees of a similar size and species.

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, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: This is a compliance condition which does not need to be discharged.

- 4 Prior to the commencement of the hereby approved development (including site preparatory works), a scheme for the protection of the retained trees in accordance with BS 5837:2012, including Arboricultural Method Statement (AMS) and a Tree Protection Plan (TPP) shall be submitted to and approved in writing by the Local Planning Authority. The details the AMS and TPP shall include but not be limited to:

- a) Locations of retained trees and root protection areas of these trees.
- b) A specification for protective fencing to safeguard retained trees during groundworks and construction phases and a plan indicating the location and alignment of the protective fencing.
- c) Specifications of signage clearly defining tree protection areas.
- d) Methods of ground clearance which may be required within the root protection areas (RPA as defined in BS 5837: 2012) of the retained trees
- e) Details of any required construction within the RPA or that may impact on the retained trees.

f) A full specification for the installation of boundary treatment works which may affect trees.

g) A methodology for Arboricultural site supervision and inspection by a suitably qualified tree specialist.

h) An approach to reporting of inspection and supervision.

The development thereafter shall be implemented in accordance with the approved details.

Reason: To safeguard the trees, and to conserve biodiversity value in accordance with Policies G6, G7, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-G7 of the adopted Places for Everyone DPD and the National Planning Policy Framework.

Reason for pre-commencement condition: Protection measures for retained trees are required to be in place prior to commencement to ensure no damage is caused.

Decision: The submitted documents detailed below are approved:

- Arboricultural Method Statement (AMS). Produced by Ryan Slack (Special Branch Tree Surgery). Dated 20th June 2026.

- Site Toolbox Talk - Tree Protection & Arboricultural Requirements. Produced by Ryan Slack (Special Branch Tree Surgery). Dated 20th June 2026.

The development shall be carried out in accordance with the approved documents. The tree protection plans shall be implemented in full.