



ROCHDALE
BOROUGH COUNCIL

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT

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Date: 26 July 2023

Mr Alex Inglis
Masdar Arlington Energy
Third Floor Rear
70 Jermyn Street
St James's
London
SW1Y 6NY
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00422/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 9 (nesting birds) on planning permission 21/01098/FUL
Location:	Land To Rear Of Astra Centre , Royle Barn Road, Rochdale, OL11 3HD

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

Conditions and Reasons:

- 9 No works, including any demolition works and the clearance of trees and shrubs, shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: The details submitted in 'Nesting Bird Survey' in relation to **Condition 9 are approved**. There was no active bird nests found on site.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services

