



PLANNING AND DEVELOPMENT

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Miss Shannon Cooke
Kellen Homes
105 Dalton Ave
Birchword Park
Warrington
Cheshire
WA3 6YF
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00352/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 13 (Biodiversity) and 26 (External Lighting) of planning permission 23/00431/HYBR, ,
Location:	Castleton Sidings , Heywood Road , Rochdale, ,

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

Conditions and Reasons:

- 13 No above ground development shall take place until a Landscape and Habitat Creation and Management Plan (LHCMP) has been submitted to, and be approved in writing by, the local planning authority. The content of the LHCM shall include the following.

- a) Description and evaluation of features to be created and/or managed;
- b) Ecological trends and constraints on site that might influence management;
- c) Aims and objectives of management;
- d) Appropriate management options for achieving aims and objectives;
- e) Prescriptions for management actions;
- f) Details of the body or organization responsible for implementation of the plan; and
- g) Ongoing monitoring and remedial measures

The LHCMP should set out how net gain in biodiversity (habitat enhancement) will be achieved on the site and include details of the legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The Plan should also set out (where the results from monitoring show that conservation aims and objectives of the Plan are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved Plan should be implemented in accordance with the approved details.

Reason: To ensure the protection of wildlife and supporting habitat and to secure opportunities for the enhancement of the nature conservation value of the site in

accordance with Policies JP-S1 and JP-G8 of the Places for Everyone Plan and the NPPF.

Officer Response: The Greater Manchester Ecology Unit were consulted on this application and they have confirmed that the information provided in the submitted Biodiversity Net Gain Technical Note dated 24th April 2024 and Habitat Management and Monitoring Plan Rev 1 and dated 12th March 2025 are approved.

The development should be carried out in accordance with the approved details.

- 26 Prior to first occupation of the development, details of the strategy for all external lighting, including lighting on the buildings, within the building's curtilage, and lighting units within the public realm works, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure adequate lighting within the development and to ensure full accessibility within the public realm works, and would not adversely impact on protected species pursuant to Policy JP-P1 of the Places for Everyone Plan.

Officer Response: The Greater Manchester Ecology Unit were consulted on this application and they have confirmed that the information provided in the submitted Exterior Lighting Plan and Lighting Code Specification are approved. The development should be carried out in accordance with the approved details.

Yours faithfully,

Melanie Hale
Head of Planning Services