



Mr Robert Greenwood
Vital Energi
Century House,
Roman Road
Blackburn,
BB1 2LD

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00871/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 9 (bird nesting season) on planning permission 20/00687/FUL
Location:	Chamber House Land , 99 Off Rochdale Road East, Heywood, Rochdale, OL10 1RL

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 development, including clearance of trees and shrubs in preparation for or during the course of development, shall take place during the bird nesting season (March - July inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which establishes that no part of the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of trees and shrubs shall take place until a methodology for protecting nest sites during the course of the development has first been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with Core Strategy Policies G6 and G7 and the provisions of the Wildlife and Countryside Act 1981 (as amended).

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any works on site during the bird nesting season.

Officers Response: The Greater Manchester Ecology Unit has been consulted and provided the following comments,

'The bird nesting check occurred in April 2023. Whilst this check is no longer valid (the consultant recommending work to commence within 10 days of the survey) as we are now

outside the bird nesting season and work appears to have commenced, the condition can be discharged.'

The details submitted in 'Nesting bird check for development at chamber House Solar Farm, Rochdale, OL10 1RL' submitted in relation to Condition 9 are approved.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services