



PLANNING AND DEVELOPMENT

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Date: 3rd September 2025

Mr Matthew Druce
Labosport Ltd
Unit 3, Aerial Way
Hucknall
Nottingham
NG156DW
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00708/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (Habitat Management and Monitoring Plan HMMP) and Biodiversity Net Gain Plan on planning permission 25/00044/FUL
Location:	Stoneyfield Park, Boundary Street, Rochdale, OL11 1QU

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

Conditions and Reasons:

- 3 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:
- (a) a non-technical summary;
 - (b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
 - (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 - (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

has been submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be undertaken in accordance with the approved plan.

Reason: To ensure that the requirements of The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 are fulfilled and in order to ensure the delivery of a net gain in biodiversity in accordance with the requirements of Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Officer Response: The Greater Manchester Ecology Unit were consulted on this application and based on the submitted documents (Biodiversity Gain Plan Referenced RT-MME-182896-03 dated 30/06/2025) and (Habitat Management and Monitoring Plan Referenced RT-MME-182560 dated June 2025), they have agreed that these details are approved. The approved development should be undertaken in full accordance with these documents.

The applicant is now advised to move to the habitat creation and monitoring stages, in line with the timescales of the development.

In addition, the combination of a satisfactory Biodiversity Gain Plan, Habitat Management and Monitoring Plan and approved BNG Metric now also allows for the statutory Biodiversity Gain Condition to be released.

Yours faithfully,

Melanie Hale
Head of Planning Services