



CHORLTON PLANNING LTD

Town Planning & Development Consultants

PLANNING APPROVAL - REFERENCE: 24/01238/FUL

APPLICATION TO DISCHARGE CONDITIONS

**EXTENSION OF CURTILAGE, DEMOLITION OF EXISTING LEAN-
TO SIDE EXTENSION AND CONSTRUCTION OF FOUR CAR
GARAGE**

1, GAINSBOROUGH DRIVE, ROCHDALE OL11 2QT

PLANNING STATEMENT

Prepared by Chorlton Planning Limited

On behalf of

Mr L Byrne

A2416

August 2025

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1.0 PREAMBLE

1.1 Planning Application 24/01238/FUL was approved on 1st July.

1.1 The was subject to 8 planning conditions.

1.2 Conditions 3 and 8 need to be complied with prior to the commencement of the development. Condition 7 needs to be complied with prior to the first use of the development.

1.3 A copy of the approval notice is attached.

2.0 PLANNING CONDITIONS

Planning Condition 3 Landscaping

“Prior to first use of the development hereby approved, a detailed soft landscaping scheme and full landscaping specification (notwithstanding any such detail shown on previously submitted plans) shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall indicate the types and numbers of trees, plants and shrubs to be planted, their distribution and arrangement on the site and those areas to be seeded. All proposed planting shall be carried out in accordance with the approved details within the first planting and seeding seasons following the completion of the development. Any trees, plants or shrubs which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of 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 Policy G7 of the adopted Rochdale Core, Policies JP-P1 and JP-G2 of the Places for Everyone Plan and the NPPF.”

Compliance

2.1 A landscaping plan is attached. Also attached is a plan showing the existing site layout.

Planning Condition 7 HMMP

“Prior to first use of the development hereby approved, a Habitat Management and Monitoring Plan (the HMMP), shall have been submitted to, and approved in writing by the Local Planning Authority. The HMMP shall be prepared in accordance with the approved Biodiversity Gain Plan and include:

(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, 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."

Compliance

2.2 Details of the purchase of Off -Site Credits will be provided later. Full details of the information needed to comply with the condition will be provided as part of this.

2.3 This is for information only at this stage

Planning Condition 8 - Bio-Diversity Net Gain

"The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

a) A Biodiversity Gain Plan has been submitted to the planning authority, and;

(b) The planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Rochdale Borough Council.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

For the purposes of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990, a biodiversity gain plan is a plan which:

(a) relates to development for which planning permission is granted, and;

(b) specifies the matters referred to below:

The matters are:

(a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;

(b) the pre-development biodiversity value of the onsite habitat;

(c) the post-development biodiversity value of the onsite habitat;

(d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;

(e) any biodiversity credits purchased for the development; and

(f) any such other matters as the Secretary of State may by regulations specify
“

Compliance

2.4 A copy of the Bio-diversity Gain Plan is attached.

It is noted that, due to the amendments made to the proposals during the time the application was being considered, a new BNG metric calculation was necessary. This is also attached.

10.9 Further information can be supplied if requested.

Chorlton Planning Ltd

August 2025