

07nd January 2025

FAO: Rochdale Council

Dear Sir/Madam,

RE: 24/00271/FUL Land at Sandbrook Business Park, Rochdale

Description: Erection of four industrial units comprising 9 self-contained units (use class E(g)(iii), B2 and B8), with ancillary office space, car parking, access, hard and soft landscaping and other associated works

On behalf of the applicant, Northern Trust, I write to formally submit an application to discharge Condition 14 of the Decision Notice dated 25 April 2025 relating to planning permission 24/00271/FUL at Sandbrook Park, Sandbrook Way, Rochdale, OL11 1LQ.

Condition 14 requires the submission and approval of a Habitat Management and Monitoring Plan (HMMP) prepared in accordance with the approved Biodiversity Gain Plan, prior to commencement of development.

The following documents are submitted in support of this application:

- Sandbrook – Biodiversity Gain Plan
- Sandbrook Park HMMP (Habitat Management and Monitoring Plan)
- B-RCHD2504-MST-V01 – Sandbrook Park – EB Complete (Statutory Biodiversity Metric)
- 7517.01 Rev A – 1:200 Landscape Plan (October 2024)

Together, these documents demonstrate how the development will deliver the required minimum 10% biodiversity net gain, and set out a comprehensive framework for the creation, management, and monitoring of on-site habitats for a minimum period of 30 years, fully in accordance with the approved Biodiversity Gain Plan and the requirements of Condition 14.

Additional supporting information, including:

- B-RCHD2504 – Unit Purchase Certificate (RCHD2301 – Application Ref: 24/00271/FUL)
- Proof of Purchase (dated 27/10/2025)

are available and can be provided to the Council upon request, should it be required to support the assessment of this submission.

It is therefore respectfully requested that the Local Planning Authority confirms the discharge of Condition 14. Should any further clarification or information be required, please do not hesitate to contact me.

Yours sincerely,

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