

23rd February 2026

Tom Hiles
Senior Planning Officer
Rochdale Borough Council Floor 3,
Number One Riverside Smith Street,
Rochdale,
OL16 1XU

Via Planning Portal

Dear Tom

Planning Portal Reference: PP-14727324

Planning permission 23/01310/FUL– discharge of Condition 20 (bird and bat boxes) at 29-31 and 33-41 Maclure Road, Rochdale, OL11 1DN.

This application is made by Plan Red (agents) on behalf of Rochdale Development Agency (applicant). This application is sought to discharge condition 20 attached to the full application reference: 23/01310/FUL.

For reference, the full wording of condition 20 is set out below:

'Prior to commencement of any above-ground works, full details of bat roosting and bird nesting features to be incorporated into the approved development (in accordance with the submitted Biodiversity Statement) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In order to achieve enhancements for nature conservation in accordance with Core Strategy policies G6 and G7.'

Condition 20 - submitted details:

- 8337-LRW-ZZ-ZZ-DR-A-90-120_P01_Bird Nesting & Bat Roosting Proposal

The submitted information proposes the bird and bat boxes to be located at the north and south elevations of the proposed 29-31 Maclure Road. In accordance with the recommendations in the Biodiversity Statement, two of each are proposed. The plan identifies the location, type and specification details presented in the form of elevations, a location plan, external wall sections and images of the proposed boxes in accordance with the condition.

We look forward to receiving acknowledgement that the application has been validated at your earliest convenience. In the meantime, please do not hesitate to contact myself or Richard Purser should you have any queries or require any additional information.

Yours faithfully,

Sophie McGeough

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