

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Approval of details reserved by condition**

APPLICATION REFERENCE: OTH/2026/0074

Applicant Mr Dan Levy 107 Mere Grange, Leaside, St. Helens, WA9 5GG	Agent Mr Andrew Barton Barfield House (First Floor), Alderley Road, Wilmslow, United Kingdom, SK9 1PL
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Part I - Particulars of Application

Proposal: Submission of details to comply with conditions 15 (Imported materials management) and 19 (Habitat Management and Monitoring Plan) of planning permission 24/00043/FUL

Location: Land off Dig Gate Lane, Dig Gate Lane, Kingsway Business Park, R

Valid On: 27 January 2026

Condition(s) (2)

- 15 Prior to the commencement of the main works (the Battery Energy Storage System) but excluding the ecological implementation specified in plan ref: 3471-01-L-002 Rev A, should it be required to import material onto the site, a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall include:
- Details of the volumes and types of material proposed to be imported or reused on site
 - Details of the proposed source(s) of the imported or reused material
 - Details of the chemical testing for ALL material to be undertaken before placement onto the site
 - Include the result of the chemical testing which must show the material is suitable for use of the development

- Include confirmation of the chain of evidence to be kept during the material movement, including material importation and removal from and to the development

All works shall be undertaken in accordance with the approved document

Reason: To ensure that no unsuitable material is brought onto the site and in accordance with Policy G9 of the adopted Rochdale Core Strategy.

Officer Response: The Council's Contaminated Land officer has reviewed the details submitted to address condition 15 and has advised they are acceptable. The details are therefore approved. For the avoidance of doubt, the approved details are as set out in the document titled Materials Management Plan dated January 2026.

19 The development hereby approved shall not commence until a Habitat Management and Monitoring Plan (the HMMP) for any habitat areas to be provided on-site in accordance with the Biodiversity Gain Plan approved pursuant to the statutory biodiversity gain condition has been prepared in accordance with the approved Biodiversity Gain Plan and including:

- a non-technical summary;
- the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved BNG Plan;
- the management measures to maintain habitat in accordance with the approved BNG Plan for a period of 30 years from the completion of development; and
- 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 HMMP.

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

Rochdale Core Strategy, Policy JP-G8 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Officer Response: The details submitted to discharge condition 19 have been reviewed by our ecology advisor at Greater Manchester Ecology Unit and they have raised no objection to the discharge of the condition.

The details are therefore approved in relation to the ecological enhancement element of the development.

For the avoidance of doubt, the approved details are as set out in the following documents:

- Habitat Management and Monitoring Plan version 3.0, dated 22nd January 2026)
- Replacement Pond Strategy and Ecological Management Plan dated August 2022);
- Technical Note - Scope of Work dated November 2025
- 3471-01-L-002 Ecology Implementation Rev A - dated December 2023
- Letter titled Specific Management and Monitoring Prescriptions – Rochdale BESS Ecological Mitigation Area, dated 26.01.2026

As the submitted HMMP details relate only to the ecological enhancement area of the approved scheme, a further submission will be required to provide details of the HMMP in relation to the battery energy storage element of the development.

Date of Decision: 18.03.2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.