

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

APPLICATION REFERENCE: OTH/2026/0115

Applicant Mr Mick Garforth Valume Limited Ainsworth Street, Rochdale OL16 5QX	Agent Peter Purcell Old Mill Cottage, Ealees, Littleborough OL15 0HJ
--	---

Part I - Particulars of Application

Proposal: Submission of details to comply with condition 6 (habitat management and monitoring plan) on planning permission 25/00737/FUL
Location: Valume Limited, Ainsworth Street, Rochdale, OL16 5QX
Valid On: 6 February 2026

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

Condition(s) (1)

- 6 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) has 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, including a timetable for its implementation and completion; 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 created and/or enhanced habitat specified in the approved HMMP shall be completed, managed and maintained in accordance with the approved HMMP. Notice in writing shall be given to the Council when the:

- a) HMMP has been implemented; and

b) habitat creation and enhancement works as set out in the HMMP have been completed.

Monitoring reports shall be submitted to the local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP. Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policies G6 and G7 of the adopted Rochdale Core Strategy and JP-G8 of the adopted Places for Everyone Joint Development Plan. Reason for Pre-commencement: The HMMP will be required as part of the arrangements to be approved under the statutory BNG condition which requires submission of the Biodiversity Gain Plan prior to commencement of development.

Officer Response: The Habitat Management and Monitoring Plan, Version: 01, Date: 28.01.26, Biodiversity Net Gain Report by Fieldology Works Ltd, Date: 13.11.25, BNG Habitat Map, Date October 2025, BNG Proposals Plan, Date October 2025, Drawing No: 100 – Location Plan, Individual Trees – Planting of Individual Trees, Greater Manchester Nature Network, received by the Local Planning Authority on 6th February and Urban – Creation, Enhancement and Management Summary, Scrub – Creation, Enhancement and Management Summary and Grassland (Low Distinctiveness) – g4 Modified grassland, received by the Local Planning Authority on 16th March 2-26 have been reviewed and are considered acceptable. The development shall be carried out in complete accordance with the measures described in the approved documents.

The applicant is advised that the statutory Biodiversity Gain Condition will need to be applied for separately to this condition. The gain condition will need to be discharged and must include a gain plan (using DEFRA template) and final BNG metric.

Date of Decision: 30/03/2026

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.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

