

## Officer Report

**Case Reference:** OTH/2025/1254  
**Location:** MCCORMICK EUROPE LTD, WHITELEES ROAD,  
LITTLEBOROUGH, OL15 8DU  
**Proposal:** Submission of details to comply with conditions 3 (habitat management and monitoring plan) and 4 (materials) on planning permission 25/00209/FUL  
**Recommendation:** Approve  
**Officer:** Anna Hayes

### Condition(s) (2)

- 3 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:

- f. HMMP has been implemented; and

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

Monitoring reports shall be submitted to 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.

**Decision: The 'Habitat Management and Monitoring Plan' version 2 dated 24/02/2026 Produced by ERAP (Consultant Ecologists) Ltd is accepted.**

**Note: This does not discharge the separate statutory Biodiversity Net Gain condition, which must be submitted and approved prior to commencement in accordance with the Environment Act 2021 requirements.**

- 4 Prior to the commencement of the development, a detailed specification and/or samples of materials to be used externally in the construction of the development and details of any hardstanding and retaining walls/boundary treatment have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

**Decision: The details of materials provided on the following plans and documents received 09.12.2025 are acceptable:**

- External materials specification document produced by Vision Design Group
- VDG-2327-DWG-9000-PROPOSED PILE LAYOUT-SILOS BASE

- VDG-2327-DWG-9001-03-PROPOSED FOUNDATION GA OF SILO BASE
- VDG-2327-DWG-9005-PROPOSED RETAINING WALL LAYOUT
- VDG-2327-DWG-9006-PROPOSED SERVICE YARD LAYOUT
- VDG-2327-DWG-9007-PROPOSED RETAINING WALL SECTIONS
- VDG-2327-DWG-9008-PROPOSED RETAINING WALL ELEVATIONS

To comply with the condition, only these materials shall be used in the construction of the external surfaces of the development.