

Not Yet Configured

APPLICATION REFERENCE: OTH/2025/1230

Applicant BDW Trading Ltd c/o agent, 8 First Street, Manchester, UK, M15 4RP	Agent Mr Callum Crow 8 First Street, Manchester, United Kingdom, M15 4RP
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Part I - Particulars of Application

Proposal: Submission of details to comply with condition 3 (Invasive Species Management) of planning permission 22/1190/FUL
Location: Land south of Cowm Top Lane, Castleton, Rochdale
Valid On: 5 December 2025

Condition(s) (1)

- 3 Prior to the commencement of development (including any vegetation clearance or ground works), an invasive non-native species protocol shall be submitted to and approved in writing by the Local Planning Authority, detailing the containment, control, and removal of invasive plant species on site. The measures shall be carried out strictly in accordance with the approved scheme.

Reason: To secure the satisfactory disposal of this invasive species of plant, which under the terms of the Wildlife & Countryside Act 1981 (as amended) it is an offence to be caused to spread in the wild, and to ensure accordance with the principles of Policies JP-P1 and JP-G8 of the adopted Places for Everyone Plan.

Reason for Pre-commencement Condition: Construction/clearance works on site have the potential to cause the further spread invasive species, which therefore need to be managed sensitively prior to works starting on site.

Decision: The submitted document "Invasive Weed Management Plan", prepared by Knotweed Eradication ref. IWMP2741B dated 3rd December 2025 is accepted.

The development shall be carried out in accordance with the approved document in order to comply with the requirements of the condition.

Date of Decision: 28/01/2026

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.