



Planning Dept
Rochdale Council
Smith St
Rochdale
OL16 1XU

Our Ref: UK0041294.2363
Planning Portal Ref: PP-14817354
30 March 2026

Dear Sir/Madam,

Application to Discharge Conditions 5 Application of Approved permission at Land South of Cowm Top Lane , Castleton , Rochdale (Ref. 22/01190/FUL)

I write on behalf of the applicant, Barratt David Wilson (BDW), in relation to planning permission ref: 22/01190/FUL to inform you that an application for approval details reserved by a condition has been submitted via the planning portal (planning portal ref: PP-14817354). The original permission relates to: Residential development of up to 445 dwellings with associated access, car parking, landscaping and infrastructure

WSP have reviewed the below updated information to ensure that it fulfils the below conditions.

The application seeks to discharge the following conditions:

Condition 14 (Landscape and Habitat Creation Management Plan):

This condition states the following:

'Prior to the occupation of the development a site-wide Landscape and Habitat Creation and Management Plan (LHCMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LHCMP shall include the following:

- a. aims, objectives and duration of the management plan;*
- b. a programme for implementation and phasing of delivery;*
- c. ecological trends and constraints on site that might inform or influence landscape and habitat creation and management;*
- d. description and evaluation of features to be created and/or managed;*
- e. a scheme for pollinators, reptile, amphibian and hedgehog refugia;*
- f. a scheme for bird nesting and bat roosting boxes, suitable for a range of species;*
- g. management options for achieving aims and objectives;*
- h. maintenance schedules for all landscaped areas (excluding private gardens);*
- i. prescriptions for management actions;*
- j. details of the body or organisation responsible for implementation of the plan; and*

k. provisions for monitoring and remedial measures.

The LHCMP shall include details of any legal and/or funding mechanisms by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery; and (where the results from monitoring show that conservation aims and objectives of the Plan are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning landscape and habitat objectives of the originally approved scheme'

In order to fully discharge this condition we have submitted the following documents:

- Landscape and Habitat Creation Management Plan (LHCMP) (ref: 11247.002) and associated drawings:
 - Biodiversity Enhancement and Management Plan
 - David Wilson Homes Planting Plan, Schedule and Specification Notes
 - Barratt Contemporary Planting Plan, Schedule and Specification Notes
 - Barratt Classic Planting Plans, Schedule and Specification Notes
 - Habitat Creation Management Plan
- Biodiversity Enhancement Management Plan (BEMP)

The specific requirements of the condition are included in the below sections of the report:

- a) A programme and objectives for the management plan are included in Section 5 of the LHCMP.
- b) The General Management principles of each implemented strategy is included within Section 5 of the LHCMP. This section sets out each method and included details on implementation and phasing.
- c) Details of habitat creation are included within the submitted BEMP, this sets out methods for implementation of bat boxes, bird boxes and all types of habitat creation included as part of the approved development.
- d) The description and approach made towards each aspect of habitat creation and features are detailed throughout the BEMP.
- e) The details of food sources pollinators are detailed in Section 5 of the LHCMP. This section also includes details on Reptile, amphibian and hedgehog refugia.
- f) Details of habitat creation are included within the submitted BEMP, this sets out methods for implementation of bat boxes, bird boxes and all types of habitat creation included as part of the approved development.
- g) Ongoing management and maintenance of aims and objectives are included within Section 6 of the LHCMP, this details the BNG monitoring methods and responsibilities.
- h) Appendix 1 of the LHCMP includes a detailed management schedule for all landscaping proposed on site.
- i) Relevant prescriptions for management have been included within Section 5 of the LHCMP, this details each feature individually, highlighting the appropriate management action for each feature.

- j) BDW have set out a management organisation which will be responsible for the landscaping within the LHCMP. This organisation will liaise with the Local Planning Authority during the lifetime of the LHCMP.
- k) Remedial measures are included in paragraph 5.107 of the LHCMP.

Conclusion

We trust that the information is sufficient to discharge the conditions, and we look forward to receiving confirmation.

Please do not hesitate to get in touch if you have any queries or require any further information.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Callum Crow'.

Callum Crow

Graduate Planner