

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

APPLICATION REFERENCE: OTH/2026/0153

Applicant Richard Ronksley Suite F4 No. 2 The Esplanade Rochdale OL16 1AE	Agent Mr Graham Margerison Oakshaw House 2 Capricorn Park Blakewater Road Blackburn BB1 5QR
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Part I - Particulars of Application

Proposal: Submission of details to comply with conditions 5 (Scheme of Biodiversity Enhancement) and 6 (Habitat Management and Monitoring Plan) of planning permission 25/01014/FUL

Location: Edgar Wood Academy, Heywood Old Road, Middleton, OL10 2QN

Valid On: 17 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) (2)

- 5 No part of the development hereby permitted shall be occupied until a scheme of biodiversity enhancements has been submitted to and approved in writing by the Local Planning Authority. Such measures shall include the provision of bird boxes, and the duly approved scheme shall be implemented in full prior to final occupation of the development.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Officer Response: The Greater Manchester Ecology Unit were consulted on this application, and they have confirmed that the Biodiversity Enhancements Plan referenced ERAP Ltd. 2025-318 V1 and dated 16/02/2026 is approved. The development shall therefore be carried out in accordance with the aforementioned plan and be

implemented in full prior to final occupation of the development in order to comply with the requirements of the condition.

- 6 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:
- (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;
 - (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, has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of maintaining and managing the proposed biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: The Greater Manchester Ecology Unit were consulted on this application and based on the submitted information; they have agreed that the details are approved. The approved development should be undertaken in full accordance with the details set out within the submitted Habitat Management and Monitoring Plan Version 1 dated 17/02/2026.

Date of Decision: 09/04/2026

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.