

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

APPLICATION REFERENCE: OTH/2026/0227

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 the mandatory Biodiversity Gain Condition of planning permission 25/01014/FUL (Single storey extension to school to provide integrated SEND facility including formation of additional car park and new boundary fencing)

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

Valid On: 10 March 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)

- 7 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:
- a) A Biodiversity Gain Plan has been submitted to the planning authority, and;
 - b) The planning authority has approved the plan.

Officer Response: The Greater Manchester Ecology Unit were consulted on this application and based on the submitted Biodiversity Gain Plan dated 17/10/2025 they have agreed that the details are approved. The approved development should therefore be undertaken in full accordance with the Biodiversity Gain Plan dated 17/10/2025.

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.