

Officer Report

Case Reference: OTH/2026/0227
Location: Edgar Wood Academy, Heywood Old Road, Middleton, OL10 2QN
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)
Recommendation: Approve
Officer: Nick Brookman

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.