

Officer Report

Case Reference: OTH/2026/0172
Location: Site At 29-31 And 33-41 Maclure Road, Rochdale, OL11 1DN
Proposal: Submission of details to comply with condition 20 (Bird and Bat Boxes) of planning permission 23/01310/FUL
Recommendation: Approve
Officer: Tom Hiles

Condition(s) (1)

- 20 Prior to commencement of any above-ground works, full details of bat roosting and bird nesting features to be incorporated into the approved development (in accordance with the submitted Biodiversity Statement) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In order to achieve enhancements for nature conservation in accordance with Core Strategy policies G6 and G7.

Officer Comment: The details of bat roosting and bird nesting features are acceptable and approved. For the avoidance of doubt, the approved details are:

- Drawing ref 8337-LRW-ZZ-ZZ-DR-A-90-120 Rev P01 BIRD NESTING & BAT ROOSTING PROPOSAL

The development shall be undertaken in accordance with these approved details in order to comply with the requirements of the condition.