

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

APPLICATION REFERENCE: OTH/2026/0172

Applicant Mrs Lucy Langford Number One Riverside Smith Street Rochdale OL16 1XU	Agent Miss Sophie McGeough Colony 19 Spring Gardens Manchester M2 1FB
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Part I - Particulars of Application

Proposal: Submission of details to comply with condition 20 (Bird and Bat Boxes) of planning permission 23/01310/FUL
Location: Site At 29-31 And 33-41 Maclure Road, Rochdale, OL11 1DN
Valid On: 23 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) (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.

Date of Decision: 14/04/2026

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.