



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: Nick.Brookman@Rochdale.Gov.UK
Our ref: 25/00119/DOC
Enquiries to: Nick Brookman
Direct Line: (01706) 925891
Date: 27 August 2025

Roland Lee
Hale Architecture Limited
22c Leathermarket Street
London
SE1 3HP

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00119/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 15 (tree clearance and birds) on planning permission 23/01213/FUL
Location:	Rhodes Business Park , Silburn Way, Middleton, Rochdale, M24 4NE

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 15 No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of PfE and the National Planning Policy Framework.

Officer Response: The Greater Manchester Ecology Unit were consulted on this application and based on the submitted documents, they have agreed that there is no evidence of nesting birds present and they are happy for clearance works to commence.

The applicant is reminded to adhere to the following advisory guidance.

Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. The applicant is aware that they must seek

ecological advice should they find or suspect that the proposals will impact on protected species.

Yours faithfully,

Melanie Hale
Head of Planning Services