ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

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Our ref: 21/00395/DOC
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Date: 21 May 2021

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**21/00395/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 6.2 (ecology report), 6.3 (ecology report), 6.4 (ecology report), 6.5 (ecology report) and 7.2 (surface water drainage) on planning permission 99/D36760**
Location:	**Northern Loop Road, Kingsway.**

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

Conditions and Reasons:

6 Prior to the demolition of any building, or felling of any trees, a survey for the presence of bats shall be carried out by a person, the identity of whom has been agreed in writing previously by the Local Planning Authority and the results of the survey submitted to the Local Planning Authority. If the survey indicates evidence of the presence of bats, a scheme for their protection (including the design of the buildings or alternative artificial bat boxes on trees, buildings or other structures) shall be submitted to and for the approval of the Local Planning Authority. The approved scheme shall be implemented strictly in accordance with a timescale approved by the Local Planning Authority.

Decision: The submitted 'Updating Ecological Assessment' by Brooks Ecological (ER-5081-01 A dated 30.11.2020) identifies that there is no suitable bat roosting habitat within the footprint of the proposed development. The report is duly approved and no further application is required.

6 Prior to works commencing within any phase of the infrastructure development (as defined in the Development Framework document submitted as part of planning application D35130), a survey for the presence of badgers shall be carried out by a person, the identity of whom has been agreed in writing previously by the Local Planning Authority and the results of the survey submitted to the Local Planning Authority. If the survey indicates evidence of the presence of badgers, a scheme for their protection (including exclusion, artificial sett construction and habitat management as appropriate) both during and after development, and aftercare, monitoring and management as appropriate shall be submitted to and for the approval of the Local Planning Authority. The approved scheme shall be implemented strictly in accordance with a timescale approved by the Local Planning Authority.

Decision: The submitted 'Updating Ecological Assessment' by Brooks Ecological (ER-5081-01 A dated 30.11.2020) identifies that there is no current evidence of badger activity within the site. The report is duly approved and no further application is required.

6 Prior to works commencing on any phase of the infrastructure development (as defined in the Development Framework document submitted as part of planning application D35130) adjacent to the Stanney Brook or works to enhance the habitat of the Stanney Brook Corridor, a survey for the presence of water vole, shall be carried out by a person, the identity of whom has been agreed in writing previously by the Local Planning Authority and the results of the survey submitted to the Local Planning Authority. If the survey indicates the presence of water vole, a scheme for the protection of its habitat (including habitat re-creation and enhancement as appropriate) during and after.

Decision: The submitted 'Updating Ecological Assessment' by Brooks Ecological (ER-5081-01 A dated 30.11.2020) identifies that there is no current evidence of watervole activity on site and due to the evidence of mink activity, which precludes watervole activity, no further survey work is recommended. The report is duly approved and no further application is required.

6 Prior to any works commencing within any phase of the infrastructure development (as defined in the Development Framework document submitted as part of planning application D35130), a survey for the presence of great crested newts shall be carried out by a person, the identity of whom has been agreed in writing previously by the Local Planning Authority, and the results of the survey submitted to the Local Planning Authority. If the survey indicates the presence of great crested newts, a scheme for their protection or relocation (including habitat re-creation and enhancement as appropriate) during and after development and aftercare monitoring and management as appropriate shall be submitted to and for the approval of the Local Planning Authority. The approved scheme shall be implemented strictly in accordance with a timescale approved by the Local Planning Authority.

Decision: The submitted 'Updating Ecological Assessment' by Brooks Ecological (ER-5081-01 A dated 30.11.2020) identifies that there is no Great Crested Newt activity presently identified or expected within the footprint of the proposed development. The report is duly approved and no further application is required.

7 No phase of the infrastructure development (as defined in the Development Framework document submitted as part of planning application D35130), shall be commenced until a scheme for the disposal of surface water from that phase has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

Decision: The submitted drainage scheme as shown on drawing refs. KBP-BWB-HDG-XX-DR-C-0500 Rev. P2 'Drainage Layout' and H-05-004 Rev. T2 'Highways Drainage Phase 3 Site Plan' are approved. The development shall not be carried out otherwise than in accordance with these details to comply with the requirements of the condition.

Yours faithfully,

MR Rose

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Signed on behalf of the Council