



Peter Frampton
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Banbury
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United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00848/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 12 (Invasive Non-Native Species Management and Monitoring Plan) of planning permission 23/01284/FUL
Location:	Land At Waterfold Business Park , Bury, BL9 7BJ

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

Conditions and Reasons:

- 12 No ground works or clearance of vegetation hereby permitted shall take place until a detailed method statement for the removal or long-term management/eradication of invasive plant species on the site has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include measures to prevent the spread of invasive plant species during any operations such as mowing, strimming or soil movement, and measures to ensure that any soils brought to the site are free of the seeds/roots/stems of any invasive plant covered under the Wildlife and Countryside Act 1981. Development and site works shall thereafter be carried out in accordance with the approved method statement.

Reason: To prevent the spread of invasive species and to protect native flora in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy, policy JP-G8 of Places for Everyone and the National Planning Policy Framework.

The following document has been submitted:

- Invasive Non-Native Species Management and Monitoring Plan, Prepared by Red Ecology, Ref 1108.1NNSM&MP0.1, June 2025.

The report/method statement recommends a combination of fencing off, biosecurity measures, excavation and herbicide treatment to control the various invasive species around the boundary of the site. This approach is considered to be acceptable and the best that can be achieved, given the proximity to the River Roch and the extent of invasive species beyond the site.

It is noted that the report appears to have been produced by an ecologist and it is expected that a specialist invasive species company will be employed to implement the proposals.

Subject to full management of the invasive species in accordance with the submitted report, the requirements of condition 12 are satisfied.

Yours faithfully,

Melanie Hale
Head of Planning Services