



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

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

Telephone: 0300 303 8873
Email: Tom.Hiles@Rochdale.Gov.UK
Our ref: 25/00266/DOC
Enquiries to: Tom Hiles
Direct Line: (01706) 925966
Date: 23 April 2025

Mr Huw Nicholas
Arcadis
Suite 1A
4 Piccadilly Place
Manchester
M1 3BN
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00266/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 12 (biodiversity enhancements approval) on planning permission 22/01551/FUL
Location:	Land (public highway) to the north of Rochdale Railway Station including Maclure Road, Station Road, Lower Tweedale Street, and Dowling Street.

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 Prior to commencement of development, details of measures to achieve biodiversity enhancements as part of the approved development, in accordance with the recommendations (Section 4) of the Ecology Survey and Assessment, 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: To ensure the protection of wildlife and supporting habitat and to secure opportunities for the enhancement of the nature conservation value of the site in accordance with Core Strategy Policies G6 and G7 and the National Planning Policy Framework.

Decision: The proposed biodiversity enhancements as set out in the submitted document titled 'Rochdale Station Square (20/01551/FUL) Discharge Condition 12' are acceptable and approved. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services