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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00641/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 6 (Badger Survey), 9 (Invasive Species Management Plan) and 11 (LEMP) of planning permission 18/00869/FUL
Location:	Land South Of Langley Lane And West Of Silver Birch Stables, Birch, Middleton, ,

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

Conditions and Reasons:

Condition 6

No development shall take place, including any vegetation, earth moving or removal of hardstanding, until a badger survey to encompass the whole site plus a 30 metre buffer has been undertaken and the survey report submitted to and approved in writing by the Local Planning Authority. The survey shall provide details of any changes in site usage and the need for any additional mitigation or a licence. The development shall be carried out in full accordance with the approved details.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policies G7 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The submitted Updated Badger Survey dated 9th June 2023 is satisfactory and condition 6 is discharged. The development shall be undertaken in accordance with the recommendations set out in the report. In particular, Greater Manchester Ecology Unit have advised that:

"If the development does not ... commence before 31st May 2024 an updated badger survey should be provided."

Condition 9

No development (including any site clearance or preparation works) shall take place until a method statement for removal/control of any invasive plant species, including Japanese Knotweed, within the site has first been submitted to and approved in

writing by the Local Planning Authority. The method statement shall include measures to prevent the spread of invasive species during any operations (e.g. strimming, soil movement or land remodelling works) and to ensure that any soils brought to the site are free of the seeds, root or stem of any invasive plant, and a timetable for its implementation including a monitoring and retreatment programme for minimum of 5 years post site clearance.

The development shall thereafter be carried out in strict accordance with the details and timescale contained within the duly approved method statement.

Reason: To ensure the satisfactory treatment and disposal of invasive plant species which, under the terms of the Wildlife & Countryside Act 1981 (as amended) it is an offence to be caused to be spread, and in accordance with the provisions of Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The submitted Invasive Weed Management Plan revision B dated 02.06.2023 is acceptable and condition 9 is discharged. The development shall be undertaken in accordance with control measures and proposed works set out in the approved management plan.

Condition 11

No development shall take place until a landscape and environmental management plan is submitted to and approved in writing by the LPA. The content of the plan should include:

- Management and enhancement objectives for the Brook Corridor;*
- A landscape plan for the Brook Corridor including details of features to be retained and trees, shrub and ground layer species and numbers to be planted all of which should be native;*
- Management and enhancement objectives for existing hedgerows and trees along the boundaries of the site;*
- Full details of bird and bat box provision;*
- Full details of the trees and shrubs to be planted within the garden landscapes, which should consist of native and wildlife attracting species;*
- An implementation schedule;*
- 10 year maintenance plan;*
- Details of organisation(s) responsible for implementing and maintaining the plan;*
- Details of biodiversity enhancement and creation.*

The works shall be carried out strictly in accordance with the approved details.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policies G7 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The submitted Landscape Management Plan by ERAP dated June 2023 is acceptable and condition 11 is discharged. The development and future management of the site shall be undertaken in accordance with the measures and recommendations set out in the management plan, including undertaking a detailed review as set out in section 4.0 of the report.

Yours faithfully,

Tom Hiles