



PLANNING AND DEVELOPMENT

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Our ref: 25/00050/DOC
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Date: 14 March 2025

Miss Rachel Baldwin
11 Hackford Close
Bury
BL8 1XP
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00050/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 14 (safety netting), 15 (biodiversity gain) and 16 (HMMP) on planning permission 24/00770/FUL
Location:	Bowlee Golf Driving Range , Heywood Old Road, Middleton, Rochdale, M24 4TH

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

Conditions and Reasons:

- 14 Prior to starting development on the construction of the proposed Hi-nets ball stop fencing, no works shall take place until full details of the materials to be used in the construction of the netting and supporting columns hereby permitted have first been submitted to and approved in writing by the Local Planning Authority. Development shall then be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with policies DM1, P1 and P3 of the adopted Rochdale Core Strategy and NPPF.

Officer Response: The submitted materials details are acceptable and the following details are approved:

- Concrete base details Ref DW17031409 Rev 2
- Indicative hi-nets photograph
- Proposed fence elevation RefDW11042302

- 15 Prior to the commencement of development, a Biodiversity Gain Plan shall be prepared in accordance with the Preliminary Ecological Appraisal as prepared by Richard Parkinson and dated May 20th 2024 and submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the requirements of The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 are fulfilled and in order to ensure the delivery of a net gain in biodiversity in accordance with the requirements of Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Officer Response: The Greater Manchester Ecology Unit were consulted on this application and based on the submitted plans and documents, they have agreed that the details are approved. The approved development should be undertaken in full accordance with the Biodiversity Gain Plan dated 10/01/2025.

- 16 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

has been submitted to, and approved in writing by the Local Planning Authority.

The development shall thereafter be undertaken in accordance with the approved plan.

Reason: To ensure that the requirements of The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 are fulfilled and in order to ensure the delivery of a net gain in biodiversity in accordance with the requirements of Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Officer Response: The Greater Manchester Ecology Unit were consulted on this application and based on the submitted plans and documents, they have agreed that the details are approved. The approved development should be undertaken in full accordance with the details set out within the submitted Habitat Management and Monitoring Plan Version 6 dated 04/01/2025.

Yours faithfully,

Melanie Hale
Head of Planning Services