



PLANNING AND DEVELOPMENT

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Mr Andrew Rothwell
9 Mercer Lane
Norden
Rochdale
OL11 5RU
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00611/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 6 (method statement) and 7 (biodiversity enhancements) on planning permission 24/00119/FUL
Location:	Land To The North Of Ashworth Road , Ashworth Valley Scout Camp, Ashworth Road, Rochdale, Heywood, OL11 5UP

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 No development or works of site preparation shall take place until a detailed method statement for the removal or long-term management/eradication of Himalayan Balsam 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 Himalayan Balsam 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 shall be carried out in accordance with the approved method statement.

Reason: In accordance with policy G7 of the adopted Rochdale Core Strategy and 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 in the wild.

Reason for pre-commencement condition: Construction activity increases the risk of invasive species spreading.

Officer Response: The submitted document 'Himalayan Balsam Control Strategy' received 16/06/2025 is acceptable and approved. The development shall be carried out in accordance with the approved details and measures included within the statement.

- 7 No above ground works shall take place until a scheme of biodiversity enhancements for the site including, but not limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks to be integrated to the fabric of the buildings hereby approved, bug hotels, hibernaculum, wildflower seeding and hedgehog habitat (including

provision of 'Hedgehog Highways') has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first use and retained thereafter.

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

Officer Response: The submitted 'Biodiversity Enhancement Scheme' received 16/06/2025 is approved and acceptable. The measures and detailed included within the hereby approved scheme shall be implemented in accordance with the above condition.

Yours faithfully,

Melanie Hale
Head of Planning Services