



Mark Herring
Clear Architectural Services
50 Rectory Street
Middleton
Manchester
M24 5TY
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	22/01235/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 4 (Biodiversity Enhancements) of planning permission 21/01003/REM
Location:	Land Adjacent To 3 Lowther Crescent, Middleton, M24 4ES

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

Conditions and Reasons:

- 4 No above ground works shall take place until a scheme of biodiversity enhancements for the site including, but not limited to, provision for bird boxes and bat boxes, has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such time as the duly approved biodiversity enhancement measures within that plot have been installed in accordance with the duly approved detail.

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.

Decision: The details of biodiversity enhancement set out on the submitted plan ref. CM282 PL 06a by Clear Architectural Services is accepted. The approved measures shall be installed prior to the first occupation of the dwelling and retained thereafter in order to comply with the requirements of the condition.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services