



PLANNING AND DEVELOPMENT

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Date: 19 June 2025

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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00272/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Discharge of conditions 14 (external lighting) and 15 (biodiversity enhancements) of planning permission 23/01381/FUL
Location:	Land At Tower Street And Pilsworth Road, Heywood, OL10 3AD

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 first occupation of the development hereby approved, details of any external lighting shall be submitted to, and approved in writing by, the local planning authority. The approved scheme shall thereafter be maintained and operated in accordance with the approved details.

Reason: In order to protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development in accordance with Policy DM1 of the adopted Core Strategy.

Officer Response: Drawing No: 9915-02-E05 Rev C1 - Ground Floor Electrical Services Layout, the RadiaLED Rapid Range Rims document, JC070196 and RadiaLED Rapid Range Rims document, JC070202, both by JCC Lighting Ltd, received by the Local Planning Authority on 18th March 2025, have been reviewed and are considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 15 Prior to first occupation details of the installation of bat and bird boxes shall be submitted to, and approved in writing by, the local planning authority. These details shall include the number and type of boxes and a plan showing the location of the boxes.

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: Drawing No: 4040 Rev P02 - Proposed Bird & Bat Box locations, received by the Local Planning Authority on 18th March 2025, has been reviewed and is considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services