



PLANNING AND DEVELOPMENT

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Date: 3 December 2024

Mr Daniel Connolly
Connollys
Kingfisher Business Centre
Burnley Road
Rossendale
BB4 8EQ

Dear Mr Connolly,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01067/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 18 on planning permission 22/015238/FUL
Location:	Land Off Hanson Close, Middleton, M24 2HD

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

Conditions and Reasons:

- 18 *Prior to any commencement of any earthworks to be undertaken as part of the development hereby approved, a survey for invasive plant species including Japanese knotweed and Himalayan balsam will occur and the finding supplied to and agreed in writing to the LPA. If any invasive species are present a method statement detailing avoidance, control and eradication measures should also be supplied to and agreed in writing by the LPA, prior to any earthworks being undertaken. Any earthworks required as part of the development shall be undertaken in accordance with the approved details.*

Reason: In the interest of protecting biodiversity in accordance with Policies DM1 and G7 of the Rochdale Core Strategy and the National Planning Policy Framework.

The submitted invasive species survey report and proposed method statement and management plan for dealing with on-site Japanese knotweed are agreed by the Local Planning Authority. The development shall be undertaken in accordance with these and all other submitted details.

Yours faithfully,

Melanie Hale
Head of Planning Services