



PLANNING AND DEVELOPMENT

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Mr Jake Crompton
Stonebond Properties (Manchester) Ltd
Suite 5, Egerton House
Towers Business Park
Didsbury
Manchester
M20 2DX
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00431/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 5 (bat license) and 13 (materials) on planning permission 20/01170/OUT
Location:	Site Formerly Of Tack Lea Works And Shepperd Mill, Greenbooth Road, Norden, Rochdale

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

Conditions and Reasons:

- 5 No development (including any demolition, site clearance or preparation works) shall take place until the local planning authority have been supplied with either:
- a) a bat mitigation licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified activity/development to go ahead; or
 - b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence

The development shall be carried out in accordance with the precautionary working methods set out in section 4.3.4 of the bat survey report of August 2023 (TetraTech) thereafter.

Reason: In order to ensure that the development does not prejudice the favourable conservation status of bats in accordance with the requirements of Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure the favourable conservation status of bats and to ensure compliance with the Wildlife and Countryside Act 1981.

Decision: The submitted license issued on 02/05/2024 is accepted. The development shall be carried out in accordance with the precautionary working

methods set out in section 4.3.4 of the bat survey report of August 2023 (TetraTech) in order to comply with the requirements of the condition.

- 13 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of materials as set out on the document ref. SBM001-MS001 is not accepted. A further submission will be required in order to supply details of materials in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services