



Mr David Whalley
Watson Batty Architects
Shires House
Shires Road
Guiseley
Leeds
LS20 8EU
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00622/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with condition 34 (bird nesting) on planning permission 21/01146/FUL
Location:	Former Akzo Nobel Site, Off Hollingworth Road, Littleborough.

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

Conditions and Reasons:

- 34 No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The following documents are considered to be acceptable:

- Hollins Bank, Littleborough – Update Breeding Bird Survey and Badger Survey (including accompanied Appendix 4. Reasonable Avoidance Measures for the Prevention of Distress to Breeding Lapwing), Dated: 01/06/2023, and by Paul Wolstenholme (Envance Ltd).
- Plan dated 12-06-23

To comply with the requirements of the condition, the development shall be undertaken in full accordance with the recommendations of the approved documents.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services