



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: rachel.carney@rochdale.gov.uk
Our ref: 24/00628/DOC
Enquiries to: Rachel Carney
Direct Line: (01706) 924342
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Mr Ian Chapman
Seven Architecture
1.3 Waulk Mill
51 Bengal St
Manchester
M4 6LN
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00628/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with condition 7 (RAMS - Preliminary Ecological Appraisal) of planning permission 24/00130/FUL (Demolition of existing structures and erection of polytunnel, flamingo shelter, meerkat building, cattery and 4no. field shelters as well as extension and alteration of existing barn and teaching buildings to provide additional teaching and animal facilities associated with the existing animal management teaching provision (part retrospective))
Location:	Hopwood Hall College , Rochdale Road, Middleton, Rochdale, M24 6XH

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

Conditions and Reasons:

- 7 Prior to the commencement of development, including demolition works, a Reasonable Avoidance Measures Method Statement for mammals and amphibians shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in full accordance with the approved Method Statement.

Reason: To ensure the appropriate protection of mammals and amphibians at the site and to accord with policy G7 of the adopted Rochdale Core Strategy, JP-G8 of Places for Everyone and the National Planning Policy Framework.

Reason for pre-commencement condition: It is important to identify species prior to any ground and demolition works which may impact their habitat.

Preliminary Ecological Appraisal Report, prepared by SEED, issue date, 3rd July, ref: 1697A-PEA-V1-B has been submitted.

Subject to the development being undertaken in accordance with the reasonable avoidance measures set out in 4.1.8-to 4.1.13 and 4.1.29 to 4.1.33 of the submitted report, the requirements of condition 7 are satisfied.

Yours faithfully,

Melanie Hale
Head of Planning Services