



PLANNING AND DEVELOPMENT

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

Dear Sir,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
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Application No:	25/01006/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 14 (biodiversity enhancements) on planning permission 22/01538/FUL
Location:	Land Off Hanson Close, Middleton

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 commencement of any above-ground works, a biodiversity mitigation and enhancement plan including mitigation for loss of trees and bird nesting habitat shall be provided to and agreed in writing by the Local Planning Authority (to include timescales for implementation and replacement / replanting). The approved details shall be implemented in full prior to first occupation of any of the buildings hereby approved.

Reason: In the interest of protecting and enhancing biodiversity in accordance with the Rochdale Core Strategy policies G6 and G7 and Places for Everyone JP-G8.

Officer Comment: The details submitted to discharge condition 14 are acceptable and approved. For the avoidance of doubt the approved details are as set out in the document titled 'Biodiversity Enhancement Plan' dated 22.08.2025.

Yours faithfully,

Melanie Hale
Head of Planning Services