



PLANNING AND DEVELOPMENT

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Date: 6 March 2024

Mr Christopher Fisher
DLA Architecture
6 East Parade
Leeds
LS1 2AD
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/01352/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 5 (Pre-Commencement - RAMS_ of planning permission 22/01200/FUL (Erection of two industrial units/warehouses (Classes E(g)(iii), B2 and B8) with ancillary office space, new access, car parking, servicing, boundary treatments, hard and soft landscaping and other associated works)
Location:	Plot J2, Kingsway Business Park, James Kearns Avenue, Rochdale, OL16 4NR

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 shall take place until such time as a pre-works check for the presence of badgers or setts within the application site and a 30m perimeter of the boundary of the site has been undertaken by a suitably qualified ecologist and the results submitted to and approved in writing by the Local Planning Authority.*

Where the presence of badgers or setts is suspected or confirmed, no development shall take place until such time as a scheme of Reasonable Avoidance Measures to ensure the protection of badgers which may be present on site, or use the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the duly approved RAMs scheme.

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

The submitted Site Inspection Report prepared by Brooks Ecological and dated 28.11.2023 is accepted and approved.

Yours faithfully,

Melanie Hale
Head of Planning Services