



PLANNING AND DEVELOPMENT

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Mr Richard Purser
Plan Red Ltd
Floor 11
3 Piccadilly Place
Manchester
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00170/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 14 (Landscape and Habitat Creation and Management Plan) on planning permission 22/01119/FUL
Location:	Land at former Central Retail Park, Land bounded by Oldham Road, Milnrow Road and Richard Street, 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:

- 14 No development shall take place until a Landscape and Habitat Creation and Management Plan (LHCMP) has been submitted to, and been approved in writing by, the local planning authority. The content of the LHCM shall include the following.
- a) Description and evaluation of features to be created and/or managed;
 - b) Ecological trends and constraints on site that might influence management;
 - c) Aims and objectives of management;
 - d) Appropriate management options for achieving aims and objectives;
 - e) Prescriptions for management actions;
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
 - g) Details of the body or organization responsible for implementation of the plan;
 - and
 - h) Ongoing monitoring and remedial measures.

The LHCMP shall set out how net gain in biodiversity (habitat enhancement) will be achieved on the site and include details of long-term implementation of the plan which will be secured by the developer with the management body(ies) responsible for its delivery. The Plan shall set out (where the results from monitoring show that conservation aims and objectives of the Plan are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved Plan shall be implemented in accordance with the approved details.

Reason: To ensure the protection of wildlife and supporting habitat and to secure opportunities for the enhancement of the nature conservation value of the site in accordance with Core Strategy Policies G6 and G7 and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure satisfactory details for that phase or plot which will enhance nature conservation value.

Decision: The submitted report "Landscape and Habitat Creation Management Plan" version 2.0 by TEP dated February 2025 is accepted. The contents of the plan shall be implemented in accordance with the approved details in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services