



**ROCHDALE**  
BOROUGH COUNCIL

**ECONOMY DIRECTORATE**

**PLANNING AND DEVELOPMENT**

Daniela Ripa  
Interim Head of Planning Services

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

Telephone: 0300 303 8873  
Email: Aimee.Bovaird@Rochdale.Gov.UK  
Our ref: 23/00422/DOC  
Enquiries to: Aimee Bovaird  
Direct Line: (01706) 924307  
Date: 26 July 2023

Mr Alex Inglis  
Masdar Arlington Energy  
Third Floor Rear  
70 Jermyn Street  
St James's  
London  
SW1Y 6NY  
United Kingdom

Dear Sir/Madam,

**DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION**

|                          |                                                                                                             |
|--------------------------|-------------------------------------------------------------------------------------------------------------|
| <b>Application No:</b>   | <b>23/00422/DOC</b>                                                                                         |
| <b>Application Type:</b> | <b>Approval of detail reserved by condition</b>                                                             |
| <b>Proposal:</b>         | <b>Submission of details to comply with condition 9 (nesting birds) on planning permission 21/01098/FUL</b> |
| <b>Location:</b>         | <b>Land To Rear Of Astra Centre , Royle Barn Road, Rochdale, OL11 3HD</b>                                   |

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

**Conditions and Reasons:**

- 9 No works, including any demolition works and the clearance of trees and shrubs, 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.

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

Officer Response: The details submitted in 'Nesting Bird Survey' in relation to **Condition 9 are approved**. There was no active bird nests found on site.

Yours faithfully,

Daniela Ripa  
Interim Head of Planning Services

