



PLANNING AND DEVELOPMENT

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Mr Daniel Pound
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LS1 2AD
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00810/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 20 (statutory BNG) on planning permission 24/00668/FUL
Location:	Atom Valley Innovation Centre, Plot R, Kingsway Business Park, Michael Faraday Avenue, Rochdale, OL16 4FW, ,

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

Conditions and Reasons:

20 Statutory Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority; and,
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Rochdale Metropolitan Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Please see informatives and notes for further information in relation to the condition, exemptions, transitional arrangements, irreplaceable habitats and the effect of 73(D) of the Town and Country Planning Act 1990.

Decision: The submitted details of Biodiversity Net Gain as set out within the document Biodiversity Net Gain Assessment Addendum ref. PRK-BWB-ZZ-XX-T-EE-0001_BNG AddendumPRK-BWB-ZZ-XX-T-EE-0001_BNG Addendum dated 25/07/2025 and the Biodiversity Net Gain Metric for "Atom Valley Innovation Centre, Plot R2, Kingsway Business Park" is accepted.

The development shall be carried out in accordance with the provisions of the approved documents in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services