

PLANNING AND DEVELOPMENT

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Our ref: 24/00793/DOC
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Date: 8 October 2024

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00793/DOC
Application Proposal:	Approval of detail reserved by condition Submission of details to comply with conditions 7 (invasive species), 8 (RAMS) and 9 (Badger surveys) on planning permission 23/00431/HYBR
Location:	Castleton Sidings, Heywood Road, 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:

- 7 Prior to the commencement of development (including ground works and vegetation clearance), an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control, and removal of invasive plant species on site. The measures shall be carried out strictly in accordance with the approved scheme.

Reason - To secure the satisfactory disposal of this invasive species of plant, which under the terms of the Wildlife & Countryside Act 1981, as amended, it is an offence to be caused to spread in the wild, in accordance with the general principles of Policy JP-P1 and JP-G8 of the adopted Places for Everyone Plan.

Officer Response: Based on the Reasonable Avoidance Method Statement submitted and dated August 2024, the details are approved.

- 8 No earthworks or vegetation clearance shall take place until a reasonable avoidance measures method statement for small mammals and amphibians has been submitted to and approved in writing by the Local Planning Authority. If any protected species is found to either reside or forage within the site, no development shall take place until a scheme for the protection of their habitat or an appropriate mitigation scheme has been submitted to and approved in writing by the Local Planning Authority and the approved protection or mitigation measures shall thereafter be fully implemented.

Reason: To safeguard any protected species which may either live or forage within the site in accordance with Policy JP-G8 of the Places for Everyone Plan and the NPPF.

Reason for pre-commencement condition: As the proposals require the disturbance of ground, it is necessary to understand the extent of any existence.

Officer Response: Based on the Reasonable Avoidance Method Statement submitted and dated August 2024, the details are approved.

- 9 No earthworks or vegetation clearance shall take place until updated badger surveys have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard protected species as defined by the Wildlife and Countryside Act 1981 and in accordance with Policy JP-G8 of the Places for Everyone Plan and the NPPF.

Officer Response: Based on the Reasonable Avoidance Method Statement submitted and dated August 2024, the details are approved. The condition can be discharged.

Yours faithfully,

Melanie Hale
Head of Planning Services