

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Approval of details reserved by condition-Approve**

APPLICATION REFERENCE: OTH/2026/0223

Applicant Joy McDonnell Hollinwood Business Centre Albert Mill, Hollinwood Oldham Lancashire, OL8 3QL	Agent Miss Sophie McGeough Colony 19 Spring Gardens Manchester M2 1FB
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Part I - Particulars of Application

Proposal: Submission of details to comply with condition 15 (Bat and Bird Boxes) of planning permission 25/00541/FUL

Location: Hopwood Hall College Rochdale Campus, St Marys Gate, Rochdale, OL12 6RY

Valid On: 10 March 2026

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

Condition(s) (1)

- 15 No above ground works shall be take place until a scheme for the inclusion of a minimum of two bat and two bird boxes on trees or new buildings within the site has been submitted to and approved in writing by the Local Planning Authority. The approved bat and bird boxes shall be installed prior to first use of the new building and retained thereafter.

Reason: To ensure the development provides sufficient habitat for protected nesting bats and birds and in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy, policy JP-G8 of Places for Everyone and the National Planning Policy Framework.

A Bat and Bird Boxes File Note (ADAS, 09/03/26) has been provided. This details appropriate biodiversity measures to be implemented. The bat and bird boxes are proposed in suitable locations and the mitigation details of the file note should be followed to ensure the correct heights and orientataions are used when erecting the boxes.

The information provided is sufficient to satisfy the submission requirements of condition 15. Bat and bird boxes shall be installed in accordance with these details prior to first use of the building and retained thereafter.

Date of Decision: 22/04/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.