

Officer Report

Case Reference: OTH/2026/0017
Location: Sandbrook Business Park, Sandbrook Way, OL11 1LQ
Proposal: Submission of details to comply with condition 14 (Habitat management and monitoring plan) on planning permission 24/00271/FUL
Recommendation: Approve
Officer: Tom Hiles

Condition(s) (1)

- 14 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan (see BNG section below) and including:
- (a) a non-technical summary;
 - (b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
 - (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 - (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,
- has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the requirements of The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 are fulfilled and in order to ensure the delivery of a net gain in biodiversity in accordance with the requirements of Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places

for Everyone Joint Development Plan and the National Planning Policy Framework.

Officer Comments: The submitted Habitat Management and Monitoring Plan dated December 2025 and authored by Cameron S Crook is acceptable and is approved. Greater Manchester Ecology Unit have reviewed the HMMP and have commented as follows:

"I would accept that part of the required off-site habitat gain is a rare and unusual habitat (a small area of Reedbed) which cannot be obtained from registered habitat banks, and therefore that the purchase of Statutory Biodiversity Credits is required."

The development shall be undertaken in accordance with the approved HMMP.