

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

APPLICATION REFERENCE: OTH/2026/0017

Applicant

Mr Nathan Houghton
Lynton House
Ackhurst Business Park
Foxhole Road
Chorley
PR7 1NY

Part I - Particulars of Application

Proposal: Submission of details to comply with condition 14 (Habitat management and monitoring plan) on planning permission 24/00271/FUL

Location: Sandbrook Business Park, Sandbrook Way, OL11 1LQ

Valid On: 8 January 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)

- 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.

Date of Decision: 28/04/2026

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.