

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

APPLICATION REFERENCE: OTH/2026/0158

Applicant Mrs Lynn Hudson Brow Edge Ending Rake Whitworth Rochdale Lancashire OL12 0TT	Agent Mr Harry Jackson 66-70 Park Hill Street Bolton Lancashire BL1 4AR
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Part I - Particulars of Application

Proposal: Submission of details to comply with condition 3 (Habitat Management and Monitoring Plan) of planning permission 25/00554/FUL

Location: Land adj to Brow Edge, Ending Rake, Whitworth, Rochdale, OL12 0TT

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)

- 3 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) has been submitted to, and approved in writing by, the local planning authority. The HMMP shall be prepared in accordance with the approved Biodiversity Gain Plan and include:
- 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, including a timetable for its implementation and completion;

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,

The created and/or enhanced habitat specified in the approved HMMP shall be completed, managed and maintained in accordance with the approved HMMP.

Notice in writing shall be given to the Council when the:

a) HMMP has been implemented; and

b) habitat creation and enhancement works as set out in the HMMP have been completed.

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policies G6 and G7 of the adopted Rochdale Core Strategy and JP-G8 of the adopted Places for Everyone Joint Development Plan.

Reason for Pre-commencement: The HMMP will be required as part of the arrangements to be approved under the statutory BNG condition which requires submission of the Biodiversity Gain Plan prior to commencement of development.

Decision:

The following documents are accepted:

- **Habitat Management and Monitoring Plan dated January 2026 produced by Pennine Ecological**
- **Excel Biodiversity Metric dated 23 January 2026**
- **Biodiversity Net Gain Assessment Summary Report dated January 2026 produced by Pennine Ecological**

A further submission will be required to confirm when the HMMP has been implemented and the habitat creation and enhancement works as set out in the approved HMMP have been completed, in order to comply with the requirements of the condition.

Note: This decision does not discharge the separate statutory Biodiversity Net Gain condition, whereby the applicant is required to submit a Biodiversity Gain Plan for approval, which must be submitted

and approved prior to the commencement of development in accordance with the Environment Act 2021 requirements. The approved HMMP should align with the Biodiversity Gain Plan.

Date of Decision: 09/06/2026

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.