

Officer Report

Case Reference: OTH/2026/0158
Location: Land adj to Brow Edge , Ending Rake, Whitworth, Rochdale, OL12 0TT
Proposal: Submission of details to comply with condition 3 (Habitat Management and Monitoring Plan) of planning permission 25/00554/FUL
Recommendation: Approve
Officer: Anna Hayes

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.