

Officer Report

Case Reference: OTH/2026/0340
Location: Land to West of Hollingworth Road, Littleborough
Proposal: Submission of details to comply with condition 38 (Habitat Management and Monitoring Plan) and the Statutory BNG Plan Condition of planning permission 24/00581/HYBR
Recommendation: Approve
Officer: Tom Hiles

Condition(s) (2)

STATUTORY BIODIVERSITY NET GAIN CONDITION

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority,

and;

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Rochdale Council.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Officer Comments: GMEU have reviewed the details submitted to discharge the pre-commencement elements of the statutory BNG condition and have advised that they can be approved.

For the avoidance of doubt, the approved relevant details are:

Drawing 7.4.1 11833 - Habitat Features Plan

Biodiversity Gain Plan form dated 05/05/2026

Biodiversity Net Gain Assessment by Tyler Grange and dated 13th June 2024

BNG Metric completed 01/10/2025

- 38 Development (with the exception of site clearance and preparation works) within the Hollingworth Road plot 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 for the Hollingworth Road plot 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.

Officer Comments: Greater Manchester Ecology Unit (GMEU) have been consulted on the application. The submitted Habitat Management and Monitoring Plan authored by Dunham Ecology and dated 28/01/2026 is acceptable and approved. Parts a) to e) of condition 38 are therefore satisfied.

The remaining parts of condition 38 must be fully complied with in order to fully discharge its requirements.