

Officer Report

Case Reference: OTH/2026/0512
Location: LINKSIDE, SUNNY BROW ROAD, MIDDLETON,
MANCHESTER, M24 4BG
Proposal: Submission of details to comply with condition 12 (Ecological
Appraisal Report) on planning permission 23/00331/FUL
Recommendation: Approve
Officer: Claire Ringwood

Condition(s) (1)

- 12 A scheme for the bat and bird boxes, as set out in Section 5.3.2 of the Preliminary Ecological Appraisal Report (dated July 2022) by Collington Winter Environmental Ltd (ref CW20-463 RPT 001), shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: The Bat and Bird Box Plan by Collington Winter Environmental, Report Reference: CW20-4201-RPT-001, Rev 1, Final Date: 27/05/2026, received by the Local Planning Authority on 5th June 2026, has been received and is considered acceptable. The details shall be implemented in complete accordance with the approved document in order to comply with the requirements of the condition.