

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

APPLICATION REFERENCE: OTH/2026/0512

Applicant Mr Neil Howard Linkside Sunny Brow Road Middleton Rochdale M24 4BG	Agent Mr Neil Howard Chandos House Oak Green Business Park Cheadle Hulme Stockport SK8 6QL
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Part I - Particulars of Application

Proposal: Submission of details to comply with condition 12 (Ecological Appraisal Report) on planning permission 23/00331/FUL
Location: LINKSIDE, SUNNY BROW ROAD, MIDDLETON, MANCHESTER, M24 4BG
Valid On: 5 June 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)

- 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.

Date of Decision: 23/07/2026

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.