

Officer Report

Case Reference: OTH/2026/0561
Location: Atom Valley Innovation Centre, Plot R, Kingsway Business Park, Rochdale, OL16 4FW
Proposal: Submission of details to comply with conditions 16 (External Lighting) and 20 (Biodiversity Net Gain) on planning permission 24/00668/FUL.
Recommendation: Approve
Officer: Ryan Killeen

Recommendation: Approve

Condition(s) (2)

- 16 Notwithstanding any details contained within the application, full details of any external lighting to be installed on the building or on the site shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Such details shall include its position and height on the building or site and its luminance, angle of installation and any hoods to be fixed to the lights. Only lighting as approved shall be installed on the site in accordance with the terms of any such approval.

Reason: In the interests of, amenity and to prevent nuisance to the natural environment in accordance with adopted Rochdale Core Strategy policies DM1, P3, G4 and G9, Policies JP-G8 and JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision: the submission comprising the following plans and documents is accepted:

- **Technical Submission: Project No. 25011021DNA dated 12/11/2025**
- **25011021DNA Plot R2 Kingsway Business Park - Block Plan**

The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 20 Statutory Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is

deemed to have been granted subject to the condition "(the 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 Metropolitan Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

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 listed below are considered to apply.

Please see informatives and notes for further information in relation to the condition, exemptions, transitional arrangements, irreplaceable habitats and the effect of 73(D) of the Town and Country Planning Act 1990.

Decision: The submission comprising the following plans and documents is accepted:

- **PLR-BWB-ZZ-XX-T-EE-0001_BNG Addendum-S2-P02**
- **B-RCHD2509-MST-V01 - full-metric - S2_P02**

The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.