

Officer Report

Case Reference: OTH/2026/0734
Location: Littleborough Family Hub, Calderbrook Road, Littleborough, OL15 9JN
Proposal: Submission of details to comply with condition 3 (Precautionary Working Method Statement) of planning permission 25/00463/FUL
Recommendation: Approve
Officer: Bob Melling

Recommendation: Approve

Condition(s) (1)

- 3 Prior to works to the fascia boards, a Precautionary Working Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall set out details relating to the following:

- Soft stripping of fascia boards in the presence of a licensed bat worker; and
- Mitigation and enhancement for loss of a historic common pipistrelle maternity roost.

The proposed works and mitigation measures shall be implemented in accordance with the approved method statement.

Reason: In order to safeguard protected species and their habitats, in accordance with Policy G7 of the adopted Rochdale Core Strategy, the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Reason for pre-commencement condition: Any mitigation and/or enhancement measures for bat roosts would need to be established to ensure the safeguarding of protected species and their habitats.

Decision: The submitted document entitled 'Precautionary Working Method Statement (PWMS) for bats' ref: 231665 / E5 and dated August 2026 by Indigo Surveys is accepted. The works shall be carried out in accordance with the mitigation measures described within the approved document in order to comply with the requirements of the condition.

