

Officer Report

Case Reference: OTH/2026/0621
Location: 10 LIMEFIELD TERRACE, HALIFAX ROAD,
LITTLEBOROUGH, OL15 0LD
Proposal: Submission of details to comply with conditions 3 (materials)
and 4 (biodiversity enhancements) on planning permission
24/01231/FUL
Recommendation: Approve
Officer: Bob Melling

Condition(s) (2)

- 3 Notwithstanding any description of materials in the application or as shown on the approved drawings, no works shall commence on the proposed retaining wall until samples and / or full specifications of materials to be used externally on the proposed retaining wall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and to comply with the requirements of Core Strategy Policies P1 and P3 and the National Planning Policy Framework.

Decision: The proposed use of 'raw yorkstone coursed with pitched face' by Etherow Stone is acceptable. The development shall be carried out in accordance with this material to comply with the requirements of the condition.

- 4 Prior to first use of the development hereby approved, a scheme of biodiversity enhancements shall first be submitted to and approved in writing by the Local Planning Authority. Such measures shall include, but not be limited to, the provision of bird boxes and bat boxes. The duly approved scheme shall then be implemented in full prior to first use of the development hereby approved and 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, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision: The bat and bird boxes detailed on the submitted plan 'Proposed Off Road Parking and Retaining Wall Biodiversity Enhancement Plan' Drawing No HC-24091-(60)-006 dated 7th July 2026 by Healey Consulting is accepted.

The bat and bird boxes shall be carried out in accordance with the approved details and implemented prior to the first use of the development and retained thereafter in order to comply with the requirements of the condition.