

Officer Report

Case Reference: OTH/2026/0632
Location: Land to West of Hollingworth Road, Littleborough
Proposal: Submission of details to comply with condition 33 (bat survey) on planning permission 24/00581/HYBR
Recommendation: Approve
Officer: Tom Hiles

Condition(s) (1)

- 33 No demolition of the farmhouse and adjoining barn on the Hollingworth Road plot (identified in the submitted bat survey as building B1 and as having high bat-roosting potential) should commence until the Local Planning Authority has been provided with an appropriate bat Licence issued by Natural England pursuant to the Conservation of Habitats and Species Regulations 2017 (as amended).

Reason: As evidence of bat roosting has been found in these buildings proposed to be demolished, in the interest of avoiding harm to protected species in accordance with policy G7 of the adopted Rochdale Core Strategy and policy JP-G8 of the adopted Places for Everyone Joint Development Plan

Officer Comments: The details of bat licencing (comprising the submitted email from Natural England to Dunham Ecology dated 2nd June) is acknowledged. The requirement of condition 33 has therefore been satisfied.