



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Mr Mark Wright
Kellen Homes
103 Dalton Ave
Birchwood Park
Warrington
Cheshire
WA3 6YE
England

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: Nick.Brookman@Rochdale.Gov.UK
Our ref: 24/00867/DOC
Enquiries to: Nick Brookman
Direct Line: (01706) 925891
Date: 26 August 2025

Dear Sir,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00867/DOC
Application	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 14 (sustainable drainage management plan), 17 (highways), 18 (20mph zone) and 19 (road markings) on planning permission 23/00431/HYBR
Location:	Castleton Sidings, Heywood Road, Rochdale

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below.

Conditions and Reasons:

- 14 Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
- a) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - b) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system, to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with Policy JPG8 of the Places for Everyone Plan and the NPPF.

Officer Response: Following consultation with the LLFA, the information submitted in support of discharging this condition is unacceptable and this condition is not discharged.

Accordingly, the requirements of the condition have not been met and a further submission will be required prior to the first occupation of the development in order to comply with the requirements of the condition.

- 17 No part of the development shall be occupied until highway improvement works at the proposed junction with Heywood Road / Manchester have been implemented in accordance with details (including their layout, design and surfacing) which have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to secure improvements to the highway network to ensure safe and convenient access and circulation for vehicle traffic, to prevent obstruction of the highway and to provide improved public transport linkages to the site in the interests of road and pedestrian safety in accordance with the requirements of Policies JP-P1, JP-C1, JP-C5, JP-C8.

Officer Response: The Councils Highways department were consulted on this application and they have confirmed that the submitted details are approved. To comply with the requirements of this condition, the development shall not be carried out otherwise than in accordance with the approved details without the prior written permission of the Local Planning Authority.

- 18 No part of the development shall be occupied until a scheme for the creation of a self-enforcing 20mph zone along all new estate roads within the site relating to that phase has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details before the final dwelling to be served by that road is first occupied.

Reason: In order to ensure adequate traffic calming measures along new estate roads in the interests of highway and pedestrian safety in accordance with the requirements of Policies JP-P1, JP-C1 and JP-C8 of the adopted Places for Everyone Plan and the NPPF.

Officer Response: The Councils Highways department were consulted on this application and they have confirmed that the submitted details are approved. To comply with the requirements of this condition, the development shall not be carried out otherwise than in accordance with the approved details without the prior written permission of the Local Planning Authority.

- 19 No part of the development shall be occupied until revised road markings at junctions onto Manchester Road and lining refreshed upon completion is implemented in line with a scheme that has been submitted to and approved by the council as local planning authority.

Reason: In the interests of highway safety and the provision of safe and adequate parking, in accordance with Policies JP-P1, JP-C1 and JP-C8 of the Places for Everyone Plan and the NPPF.

Officer Response: The Councils Highways department were consulted on this application and they have confirmed that the submitted details are approved. To comply with the requirements of this condition, the development shall not be carried out otherwise than in accordance with the approved details without the prior written permission of the Local Planning Authority.

Yours faithfully,

Melanie Hale
Head of Planning Services