



Mr Daniel Slattery
TJ Booth Associates
20A Eastgate St
Rochdale
OL16 1DH

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00995/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 4 (drainage) on planning permission 21/01773/FUL
Location:	Mayfield Sports Centre, Chadwick Lane, Heywood, Rochdale, OL11 3BY

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

Conditions and Reasons:

- 4 No development shall take place until such time as a scheme for the disposal of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. The Drainage Design shall be based upon the 'Drainage Plan & Details' drawing, by TJ Booth Associates and dated Dec 2022.

For the avoidance of doubt, this shall include details of the private culvert and any diversions necessary, and evidence that the private culvert connects to watercourse. Details of the culvert connection chamber shall be provided, such that the culvert connection can be maintained.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface and foul water from the site in accordance with the requirements of Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works, these details are required prior to commencement of any building or engineering works on site.

Officer Response: The details submitted in 'Drainage Plan and Details' in relation to Condition 4 are approved. Prior to occupation of the proposed development, the approved drainage schemes shall be completed and retained thereafter for the lifetime of the development.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services