



Mr Mike Atkinson
Watergrove Cgi
1 Ramsden Road
Wardle
Rochdale
OL12 9L

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00089/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 5 (drainage) and 10 (replacement access) of planning permission 22/00354/FUL
Location:	Brookside Community Centre, Lincoln Road, Middleton, M24 1RH

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

Conditions and Reasons:

- 5 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. For the avoidance of doubt, surface water must drain separately from foul water. The surface water drainage scheme should be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, and include details of how the scheme shall be managed after completion. The development shall be completed, maintained and managed in accordance with the approved details.

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 submitted plan 'Drainage Layout 1305-900 Rev A' dated April 4th 2023, is approved and works shall be carried out in accordance with the hereby approved plan.

- 10 No above ground works shall take place until a detailed design for the replacement access from Lincoln Road, parking spaces and access road serving the development hereby approved, including construction level drawings showing the levels, drainage strategy, lighting and materials (as necessary), has been submitted to and approved

in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details prior to the first occupation of the approved dwellings and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer response: The submitted plan 'DIAGRAM OF WIDENED SITE ACCESS FROM LINCOLN ROAD Dwg No 6383_C10' produced January 5th 2023, and 'Drainage Layout 1305-900 Rev A' dated April 4th 2023, is approved and works shall be carried out in accordance with the hereby approved plans.

The Council's Highway's Officer reminds the applicant that the works identified are within the adopted highway and permission will be required from the Highway Authority which must be in place prior to works commencing in the highway.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services