



PLANNING AND DEVELOPMENT

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Mr Thomas Holt
Whiteleyeaves LTD
Room 1.12A
Hollinwood Business Centre
Albert Street
Failsworth
OL8 3QL

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00390/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 7 (foul and surface water drainage) on planning permission 17/00707/FUL
Location:	64 Blackstone Edge Old Road, Littleborough, Rochdale, OL15 0JN

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

Conditions and Reasons:

- 7 No development shall take place until a foul and surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions and inclusive of how the scheme shall be managed after completion, shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, foul and surface waters shall be drained on separate systems and the surface water drainage scheme shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To ensure the appropriate disposal of foul and surface waters and to manage the risk of flooding and pollution in accordance Core Strategy policy G8, saved UDP policies EM7 and EM/8 and the NPPF.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site.

Decision: It is noted that the pre-commencement condition was not discharged prior to commencement. The following plan(s)/document(s) are considered to be acceptable and are approved:

- **Proposed Drainage Layout. Drawing no: E01 P3**
- **S106 Part 1 'Application to connect to a public sewer' Approval Notice**
- **Micro Drainage calculations by WML Consulting Ltd**

Yours faithfully,

Melanie Hale
Head of Planning Services