



PLANNING AND DEVELOPMENT

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MR FRANK SMITH
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CAMPBELL HOUSE
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United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00165/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with conditions 4 (Phase II investigation) and 5 (drainage) on planning permission 22/00606/FUL
Location:	112 Church Street, Littleborough, Rochdale, OL15 8AS

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 an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place. The submitted report shall include:
- i) a survey of the extent, scale and nature of contamination
 - ii) an assessment of the potential risks to:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - o adjoining land,
 - o groundwaters and surface waters,
 - o ecological systems,
 - o archeological sites and ancient monuments;
 - iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with policies G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response:

The condition is not discharged. The condition wording details that the Phase II report was required to be provided prior to development starting on the site, and therefore the submitted details are unable to be accepted. Therefore, the condition cannot be discharged at this stage and a subsequent Section 73 application to vary the condition wording to reflect the current state of the sites build is required.

- 5 Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. United Utilities may request evidence that the drainage hierarchy has been fully investigated and why more sustainable options are not achievable before a surface water connection to the public sewer is acceptable.

The drainage scheme shall include:

- (i) An onsite investigation which shall include an assessment of the potential for infiltration of surface water in accordance with BRE365 or similar approved infiltration assessment method.
- (ii) A restricted rate of discharge to public sewer agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); the rate of discharge shall be restricted to 5 l/s.
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in mAOD and background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design. Foul and surface water shall drain on separate systems at least to the point of discharge from the site, in accordance with Building Control Part H Drainage requirements.
- (iv) Mitigation measures to manage the risk of sewer surcharge, if UU Developer Services advise that this is necessary.
- (v) Construction details for permeable paving including sub-base details e.g. cross-section, if this type of paving forms part of the sustainable drainage system.
- (vi) Construction details for any paths - to indicate how any runoff will be retained within the site boundaries.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

Officer Response:

The condition is not discharged. The condition wording details that the sustainable surface drainage scheme and a foul water drainage scheme was required to be provided prior to development starting on the site, and therefore the submitted details are unable to be accepted. Therefore, the condition cannot be discharged at this stage and a subsequent Section 73 application to vary the condition wording to reflect the current state of the sites build is required.

In addition, the submitted documents 'Drawing CHURCH_GA_1, Rev A - Dated 18.02.2025' is unacceptable. The point of connection is not shown on the drainage plan as well as evidence showing the surface water hierarchy has been investigated. A copy of United Utilities consultation response to the application to discharge the condition is attached to this letter.

The Council reserve the right to take enforcement action.

Yours faithfully,

Melanie Hale
Head of Planning Services