

From: [Jaundrell, Gary](#)
To: [Claire Ringwood](#); [Walker, Jillian](#)
Cc: [Planning Liaison](#)
Subject: RE: 25/00116/FUL - Rear of 83 Marland Fold
Date: 02 May 2025 13:53:59
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.jpg](#)

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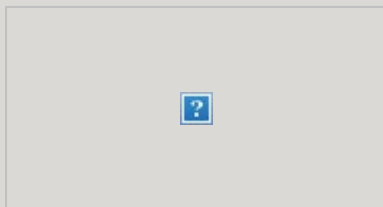
Hi Claire,

We have no further comments with regards to the waste water drainage strategy at this time.

United Utilities are happy for these issues to be dealt with as part of the suggest pre commencement condition from our previous consultation.

“CONDITION: 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. The drainage schemes must include: (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365; (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD; (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and (v) Foul and surface water shall drain on separate systems. The approved schemes 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 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 promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.”

Kind regards



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From: Claire Ringwood <Claire.Ringwood@Rochdale.Gov.UK>
Sent: 25 April 2025 11:16
To: Walker, Jillian <Jillian.Walker@uuplc.co.uk>
Subject: FW: 25/00116/FUL - Rear of 83 Marland Fold

Dear Jill

Further to your comments on 14th March 2025, please find attached a response from the applicant's engineer. They have also responded separately to the LLFA and I have included this letter for information.

Amended plans are expected and you will be re-consulted if necessary however, in the meantime I would be grateful if you could let me have any further comments you may wish to make.

Kind regards

Claire Ringwood
Senior Planning Officer (Devt Mgt)
Economy



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☐ claire.ringwood@rochdale.gov.uk

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From: Jack Callaghan <jack@maybern.co.uk>
Sent: 22 April 2025 17:16
To: Claire Ringwood <Claire.Ringwood@Rochdale.Gov.UK>
Cc: Katie Delaney <katie@maybern.co.uk>
Subject: RE: 25/00116/FUL - Rear of 83 Marland Fold

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Hello Claire,

Thank you for providing the assessment for the application. I have annotated your email

below to provide answers to the queries laid out within your assessment.

I attach responses provided by our drainage consultant (REFORD) addressing comments provided by UU and the LLFA. Please may you forward these on.

I will provide a letter in response to GMEU comments, from ERAP (the consultant ecologist) under separate cover.

In terms of the ancient woodland issue they have raised, which was not known at the time of submission, it appears that Unit 6 along with the associated hardstanding and ancillary buildings, falls within the 15m buffer zone of the ancient woodland adjacent to the site. I attach the buffer plan provided by our architect for reference (7164 002 Ancient woodland approximate position). We have instructed the architect to prepare a re-plan accordingly, for the removal of Unit 6 and potential adjustments to the red edge – this replan will also enable us to satisfy some of your comments on the proposal/design. Due to this, I would kindly request that you hold the application to allow us to submit a replacement layout within the next couple of weeks.

Kind regards

Jack Callaghan

Graduate Planner

BA (Hons), MSc



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