

27<sup>th</sup> January 2025

Rachel Carney  
Development Management  
Rochdale Council

**Via Planning Portal**

Dear Rachel

**Planning Portal reference: PP-14741097**

**Application to discharge Conditions 4 (Surface Water Drainage Scheme) attached to full planning permission reference 25/00541/FUL**

**Hopwood Hall College (Rochdale Campus), St Mary's Gate, Rochdale OL12 6RY**

On behalf of Willmott Dixon Construction, we are submitting the following information in order to discharge condition 4 (surface water drainage scheme) attached to planning permission 25/00541/FUL.

- FE0012-ROS-XX-XX-D-C-0500 (Below Ground Drainage General Layout)
- FE0012-ROS-XX-XX-D-C-0500-Catchment Plan (Below Ground Drainage Catchment Plan)
- FE0012-ROS-XX-XX-T-D-0050 (Flood Risk Assessment and Drainage Strategy Report)
- Drainage Statement for Condition 4

For reference, the full wording of planning condition 4 is set out below:

*'PC4 No development above slab level shall take place until such time as full details of the surface water drainage scheme for the site have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the scheme shall have regards to the following:*

- *FRA&DS Report ref. FE0012-ROS-XX-XX-T-D-0050 rev P09*
- *Below Ground Drainage General Layout ref. FE0012-ROS-XX-XX-D-C-0500 rev P13*
- *Below Ground Drainage Catchment Plan ref. FE0012-ROS-XX-XX-D-C-0500 rev P01*

*The drainage scheme shall be implemented in accordance with the approved details prior to the first occupation of the development and retained as such thereafter.'*

Having discussed the requirement for the surface water drainage scheme with the engineers, Roscoe, it is our view that the condition may have been wrongly framed. This condition was not mentioned in any of the consultee responses during the review of the approved application. Therefore, it is unclear where this condition originated. Additionally, the Environment Agency (EA) removed their objections, and the Lead Local Flood Authority (LLFA) did not propose any conditions

as part of their last response. We believe this condition should have been framed as a compliance requirement with the approved drainage strategy.

We've enclosed a statement from Roscoe on this point, which confirms that the submitted information during the application stage, and now again under discharge of PC4, aligns with the comments on consultees in support, and had already addressed the earlier comments from United Utilities. The fundamental principle of the drainage scheme has not changed since the planning application was approved.

Therefore, we are asking the authority to "re-approve" the drainage scheme under PC4 to allow the development to pass through this gateway. There is a separate Section 106 Drainage agreement to be completed with the LLFA and we are advised it is a requirement that condition PC4 is cleared to enter into the agreement. As planning should not seek to duplicate or frustrate the proper control and process of other regulations we see the discharge of PC4 should be a formality to allow the project to move forward.

If there is any disagreement in the matter as we have set out and in the Roscoe statement please can you contact us without delay, and to explicitly set out what additional information is required because at this stage

Yours sincerely,

A handwritten signature in black ink that reads "Sophie McGeough". The script is cursive and fluid.

Sophie McGeough, Assistant Planner

**Plan Red Ltd**

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