

Officer Report

Case Reference: 25/01081/DOC
Location: Unicorn Aerobic Fitness Centres Cheetham Street Middleton M24 4DG
Proposal: Submission of details to comply with condition 3 - Drainage design: Sustainable surface water drainage scheme and a foul water drainage scheme details; condition 4 - Boundary Treatment Details and condition 5 - Hard Landscaping Details of planning permission 24/01037/FUL
Recommendation: Approve
Officer: Nick Brookman

Recommendation: Approve

Condition(s) (3)

- 3 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) A comprehensive investigation of existing drainage regimes for the paved and permeable areas of the site. This should include for full connectivity surveys and infiltration assessment using site-based data. (ii) If infiltration is not found to be viable then either a surface water connection to a local watercourse or public surface water sewer which are considered to be within reasonable proximity.

Officer Response: The application is accompanied by a Sustainable Drainage Assessment Referenced 83402R2 dated 20-02-2026. The LLFA were consulted on this application and they have confirmed that the proposed surface water and foul water drainage schemes are acceptable. The details contained within the submitted Sustainable Drainage Assessment Referenced 83402R2 dated 20-02-2026 are therefore hereby approved. The development shall be completed in accordance with the approved details in order to comply with the requirements of the condition.

- 4 Notwithstanding any details shown on the approved plans, no above ground works (other than internal works or site clearance) shall take place until full details of the alignment, height and appearance of all boundary treatments (including but not limited to vehicular and pedestrian access gates, fences, railings and walls) to be erected to the site boundaries have been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall not be

occupied before all walls and fences have been erected in accordance with the approved details. All boundary treatments shall thereafter be retained in accordance with the approved details at all times. Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage and to comply with the requirements of Core Strategy Policies P1 and P3 and the National Planning Policy Framework.

Officer Response: The boundary treatments proposed on the submitted drawing titled 'Proposed Boundary Treatment Drawings' No 9925/123 and External Works Specification October 2025 are approved. Only the approved materials shall be used in the construction of the approved development and all boundary treatments shall thereafter be retained at all times in order to comply with the requirements of the condition.

- 5 Notwithstanding any details shown on the approved plans, no above ground works (other than internal works or site clearance) shall take place until full details of the colour, form and texture of all hard landscaping (ground surfacing materials) have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved and shall be completed in all respects before the final completion of the development and thereafter retained. Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage and to comply with the requirements of Core Strategy Policies P1 and P3 and the National Planning Policy Framework.

Officer Response: The hard landscaping and ground surfacing materials proposed on the submitted drawing titled 'Proposed Landscaping Plan' Drawing No 9925/103 and External Works Specification October 2025 are approved. All works shall be undertaken strictly in accordance with the details as approved and shall be completed in all respects before the final completion of the development and thereafter be retained in order to comply with the requirements of the condition.