ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT
Paul Moore BA (Hons) Dip URP MRTPI
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: emma.heron@rochdale.gov.uk
Our ref: 19/00213/DOC
Enquiries to: Emma Heron
Direct Line: (01706) 925824
Date: 8 July 2019

Mr Ben Gavaghan
DLA Architecture Limited
No 55 St Pauls Street
Leeds
LS1 2TE

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**19/00213/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 13 (Interceptor maintenance) and 33 (Fuel Storage) of planning permissons 14/00542/OUT & 16/01085/VRCON**
Location:	**Plot F Kingsway Business Park, Rochdale, OL16 4NG,**

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

Conditions and Reasons:

13 (a) With the exception of plot K, no above ground works shall take place on any plot until full details of the design, capacity and maintenance of oil interceptors to treat all surface water drainage from impermeable parking areas, roadways and hardstandings for vehicles, including HGVs and other service vehicles, external storage areas and any petrol stations within that plot, has been submitted to and approved in writing by the Local Planning Authority. The oil interceptors shall thereafter be installed and maintained in full accordance with the approved details and retained as such thereafter.
(b) The development of Plot K shall be implemented in accordance with the oil interceptor details submitted and approved under discharge of conditions application 15/01441/DOC.

Reason: To prevent pollution of the water environment in accordance with policy EM/8 of the adopted Rochdale Unitary Development Plan, policy G8 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

OFFICER COMMENT: The detail supplied is acceptable:
- drg.no. S27990 08202_003 A
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- drainage layout Plot F rev C6 by BWB Consultancy (14.2.19)
- Spel Separator commissioning (manual)
- Helibore Installation Pack
- Safety Advice (storm water retention tanks)
- Tubosider brochures
- Tubosider retention tanks (ref TUB/15995)
- Tubosider Helibore culverts ref 13/H209
To comply with the condition the interceptors shall be installed and maintained in full accordance with the approved details and retained as such thereafter.

33 Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and

surrounded by impervious bund walls, details of which shall have first been submitted to and approved by the Local Planning Authority. The volume of the bunded compound should be at least equivalent to the capacity of the storage facility plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be designed to discharge downwards into the bund.

Reason: To prevent pollution of the water environment, in accordance with policy EM/8 of the adopted Rochdale Unitary Development Plan, policy G8 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

OFFICER COMMENT: The detail supplied is acceptable:
- Site Plan (drg.no.2016-151/121 rev E)
- External Works (drg.no. 2016-151/802 rev D)
- Fuelling facilities (ref 2016-151/808 rev B)
- Drainage layout (ref KBF-BWB-HDG-XX-DR-D-0500-C4)
- Finished levels (KBF-BWB-DGT-PF-DR=C-0600-C6)
- detail of diesel storage tank
-FT4000AP - High Speed - 120 LPM - Diesel units
-Ft4000AB - Single Adblue Units
-Tankwatch
-Leak Detection - Underground pipelines
-6 lines of Secondex underground piping system
-Details of bunding in covering letter.
To comply with the condition the facilities shall be installed in accordance with the agreed details.

Yours faithfully,



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Signed on behalf of the Council