



Mr Mark Jones
Mark Jones Planning Consultancy
4 Sykes Close
Greenfield
OLDHAM
OL3 7PT

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	22/01222/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 6 (Drainage Scheme and Survey) of planning permission 20/01110/FUL
Location:	Spring Mill, Unit 1, Moor Street, Heywood, Rochdale, OL10 3DD

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

Conditions and Reasons:

- 6 6a) No development shall commence until a drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The site shall be developed with separate drainage for foul and surface water. In complying with Condition 6b, if demonstrated that surface water needs to be discharged to public sewer, then surface water drainage and foul drainage shall only be combined at the site's final outfall chamber.

6b) No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the local planning authority. The drainage scheme for the development shall be in accordance with the National Planning Practice Guidance (NPPG) hierarchy. Unless otherwise agreed in writing with the Local Planning Authority, the surface water drainage scheme shall include details of permeable paving or other mitigation (attenuation) drainage from the parking areas. Mitigation measures shall reduce current brownfield runoff by at least 30%, aiming for 50% betterment.

The duly approved scheme shall be implemented prior to the first occupation of the development hereby permitted and shall be retained as such thereafter.

Reason: 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 Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan, the National Planning Policy Framework and the National Planning Policy Guidance. Surface water discharges to the site's pond then discharges to a United Utilities combined sewer with known flooding problems; hence the importance of reduction of flows from the site.

Decision: The Site Drainage Plan as Proposed drg P-08 dated 03.08.22 by Studio OL Architectural Design and the Survey Note by Fair Flow is accepted.

The development shall be carried out in accordance with the approved scheme in order to comply with the requirements of the condition.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services