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: michael.atkinson-smith@rochdale.gov.uk
Our ref: 20/01328/DOC
Enquiries to: Michael Atkinson-Smith
Direct Line: 01706 925976
Date: 8 December 2020

Kimberley Jarvis
The Harris Partnership
Carvers Warehouse
77 Dale St
Manchester
M1 2HG

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**20/01328/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with condition 3 (Drainage) of planning permission 19/01013/FUL**
Location:	**Aldi , Kemp Street, Middleton, M24 4FH**

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

Conditions and Reasons:

3 Notwithstanding any detail shown on the approved plans or provided with the application submission, no development shall take place until a scheme for the discharge of foul and surface water from the site (including surface water from hard landscaped areas), has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be based on the hierarchy of drainage options in the National Planning Practice Guidance, shall be accompanied by evidence of an assessment of the site conditions and shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. For the avoidance of doubt, foul and surface water shall be drained on separate systems. Details of how the drainage scheme will be maintained and managed after completion shall be provided. In the event of surface water discharging to sewerage, the rate of discharge shall be restricted to the lowest possible rate; the flow rate shall be agreed with the Local Planning Authority and United Utilities; and foul and surface water systems shall be separate and only combined at the site's final outfall manhole. The duly approved scheme shall be implemented prior to first occupation of the development hereby permitted and 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 adopted Rochdale Core Strategy, policy EM/7 of the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of development and a scheme therefore needs to be agreed in advance of the same.

Decision: The proposed drainage scheme as detailed on the following plans and documents is approved:

- Plan of Existing Drainage GA ref 8943/1101/A1/C0 dated 26.10.20 by SWF Consulting.
- Drainage Proposed Plan ref. 79-E0679 - 1111-D1-P2 dated 19.11.20 by SWF Consulting.
- Drainage - Phase 1 Enabling Works ref 8943/1102/C01 dated 26.10.20 by SWF Consulting.
- Drainage Philosophy Report ref. 5943-SWF-XX-XX-RP-D-0201 rev P1 dated 23.7.2019 by SWF Consulting.

The development shall not be carried other than in accordance with these details to comply with the requirements of the condition.

Yours faithfully,



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Signed on behalf of the Council