



PLANNING AND DEVELOPMENT

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Mrs Mairead Stibbs
Planning Prospects Ltd
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NASH LANE
BELBROUGHTON
DY9 9AF

Dear Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00738/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 8 (Full drainage approval), 9 (Drainage management and maintenance) 11 (Staff travel plan(s) approval) 18 (EV charging approval) and 19 (External lighting approval) of planning permission 24/00805/OUT
Location:	Plot H4 , Heywood Distribution Park, Pilsworth Road, Heywood, , ,

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

Conditions and Reasons:

- 8 Prior to the commencement of development within any phase, details of a sustainable surface water drainage scheme and a foul water drainage scheme for that phase, in accordance with the principles set out in the submitted Flood Risk Assessment & Drainage Strategy reference 30042-BGL-XX-XX-RP-D-00001 Version 4 shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof).
- (ii) A restricted rate of discharge of surface water agreed with the Local Planning Authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water which drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of any phase the proposed development, the drainage schemes shall be completed in accordance with the approved details for that phase and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

Officer Comment: The submitted Flood Risk Assessment and Drainage Strategy version 7 dated August 2025 and drawing titled 30042-BGL-XX-XX-DR-C-00250 Rev P03 - Drainage Layout are acceptable and approved.

- 9 Prior to occupation of any phase of the development, a sustainable drainage management and maintenance plan for that phase shall be submitted to the Local Planning Authority and approved in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

(i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a management company; and

(ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The sustainable drainage system provided as part of each phase of the development shall subsequently be maintained and managed in accordance with the approved plan for that phase for the lifetime of the development.

Reason: To ensure that management and maintenance arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

Officer Comment: The details of drainage management and maintenance set out in the submitted Flood Risk Assessment and Drainage Strategy version 7 dated August 2025 are acceptable and approved.

- 11 Prior to first occupation of any building within any phase of the development hereby approved, a full staff travel plan(s) shall be submitted to and approved in writing by the Local Planning Authority for that building.

Reason: To encourage the uptake of sustainable modes of transport for personal associated with the development.

The submitted Travel Plan ref R-03 dated May 2025 is acceptable and approved.

- 18 Prior to first occupation of any phase within the development hereby approved, full details for the provision of electric vehicle charging points for staff and visitors in that phase shall be submitted to and approved in writing by the Local Planning Authority. The development within each phase shall be undertaken in accordance with the approved details for that phase.

Reason: To support the update of electric vehicles in accordance with policies JP-S2 and JP-S6 of the Places for Everyone joint development plan and policy G9 of the Rochdale Core Strategy

Officer Comment: The submitted details of electric vehicle charging points set out in the Rolec EV Data Sheet and the site plan ref 25007-0100-SI-DR-A-0604 Rev P04 are acceptable and approved.

- 19 No external lighting shall be installed within each phase as part of the approved development prior to the written approval by the Local Planning Authority of full design and technical details for any such lighting in that phase. Such details should be designed to avoid impacts on nocturnal animals. The development within each phase shall be undertaken in accordance with the approved details for each phase.

Reason: In the interests of controlling light pollution in the interest of residential amenity and nature conservation in accordance with Rochdale Core Strategy policies DM1 and G9 and the National Planning Policy Framework.

Officer Comment: The details of external lighting as indicated within the submitted External LED Lighting Assessment Report Rev T2 dated 27.08.2025 is acceptable and approved.

Yours faithfully,

Melanie Hale
Head of Planning Services