



Mr Paul Tindal
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00684/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 19 (ground gas protection) and condition 22 (drainage management and maintenance plan) on planning permission 22/00373/FUL
Location:	Plot M , Kingsway Business Park, OL16 4UG

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

Conditions and Reasons:

- 19 *The development hereby approved shall be carried out in accordance with the gas protection measures outlined in the Geo-Environmental and Geotechnical Assessment Report (KPM-BWB-ZZ-XX-RP-CE-0001_ GAR February 2022). Following completion of the gas protection measures and prior to occupation of the development hereby approved, a report demonstrating the effectiveness of the remediation must be submitted to and agreed by the Local Planning Authority.*

Reason: In order to ensure that the site is suitable, taking account of ground conditions and any risks arising from land instability and contamination, in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The submitted report titled Technical Note – Ground Gas Protection by BWB (and appended Gas Membrane Validation Report by Phoenix Geotechnical) dated 22nd June 2023 is accepted and condition 19 is discharged.

- 22 *Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:*

a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and

b. 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 development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management 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, in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

The submitted details are acceptable and condition 22 is discharged. For the avoidance of doubt, the approved details are:

- Sustainable Drainage Management & Maintenance Plan for Kingsway Plot M by BWB dated 23.06.2023
- Details of on-plot drainage maintenance responsibilities clarified in email correspondence received 20.07.2023

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services