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: 19/00499/DOC
Enquiries to: Emma Heron
Direct Line: (01706) 925824
Date: 13 May 2019

Mr Adam Scott
Eden Building Design
Beech Farm
Lymm Road
Thelwall
WA4 2TG
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**19/00499/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with condition 5 on planning permission 15/00869/FUL**
Location:	**Millbeck Gardens , 2 Keswick Close, Middleton, M24 4GN**

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

Conditions and Reasons:

5 No drainage works associated with the development hereby permitted shall take place until a scheme for the disposal of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:

- Details of the rate of surface water discharge from the site to any soakaway, watercourse or surface water sewer (including any necessary flow attenuation measures and the use of SUDS where appropriate);
- Details of how the scheme will be maintained and managed after completion.

The scheme shall be implemented in accordance with the duly approved details before any of the dwellings are first occupied, or within any other timescale first agreed in writing with the Local Planning Authority.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of foul and surface water from the site in accordance with the requirements of Unitary Development Plan policies EM/7 and EM/8, the Council's Level 2 SFRA User Guide and the National Planning Policy Framework.

OFFICER COMMENT: The detail supplied is acceptable:

- **29550/ 620 Private Drainage Layout (cellular attenuation storage tank) dated April 2018**
- **29550/ 655 Adoptable Drainage Layout dated April 2018**
- **29550/ 665 Typical Drainage Details sheet 1 of 2 dated April 2018**
- **29550/ 666 Typical Drainage Details sheet 2 of 2 dated April 2018**
- **Drainage Strategy document ref LRD29550 dated June 2018**

The condition is complied with so long as the scheme is implemented in accordance with the approved details before any of the dwellings are first occupied.

Yours faithfully,



.....
Signed on behalf of the Council