



PLANNING AND DEVELOPMENT

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Mr Richard Purser
Plan Red Ltd
Floor 11
3 Piccadilly Place
Manchester
M1 3BN

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00169/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 6 (drainage) on planning permission 22/01119/FUL
Location:	Land at former Central Retail Park, Land bounded by Oldham Road, Milnrow Road and Richard Street, Rochdale

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 No development shall take place until details of a sustainable surface water drainage scheme and a foul water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be based upon the adopted Drainage GA Plan Drg Rev P5 by Booth King dated 22.7.22, which incorporates the drainage strategy provided by Curtins. The surface water details shall include:-
- Details of an agreed surface water discharge rate to public sewer.
 - Details to confirm that foul and surface water shall drain on separate systems at least to the point of discharge from the site, in accordance with Building Control Part H Drainage requirements.
 - Levels of the proposed drainage systems including proposed ground and finished floor levels in mAOD.
 - Mitigation measures to manage the risk of sewer surcharge, if UU Developer Services advise that this is necessary.
 - Provision of a Maintenance Document explaining how the surface water scheme will be maintained and managed after completion.

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 the proposed development, the drainage schemes shall be completed in accordance with the approved details, maintained 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. 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, saved Policy EM/7 of the adopted 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 above ground works and a scheme therefore needs to be agreed in advance of the same.

Decision: The drainage scheme as set out on the following plans and documents is accepted:

14251-BKP-ZZ-XX-RP-C-00002 rev. P01 - Drainage Strategy;

insofar as it relates to the contents of the document including the following appendices:

ORRD BKP ZZ XX DR C 00560 rev. P05 - Drainage GA Masterplan, received 5th September 2025

ORDD BKP ZZ XX DR C 00571 rev. P01 - Phase 1 Drainage Details Sheet 1

ORDD BKP ZZ XX DR C 00572 rev. P01 - Phase 1 Drainage Details Sheet 2

ORDD BKP ZZ XX DR C 00573 rev. P01 - Phase 1 Drainage Details Sheet 3

ORDD BKP ZZ XX DR C 00574 rev. P01 - Phase 1 Drainage Details Sheet 4

ORDD BKP ZZ XX DR C 00575 rev. P01 - Phase 1 Drainage Details Sheet 5

ORDD BKP ZZ XX DR C 00576 rev. P01 - Phase 1 Drainage Details Sheet 6

The development shall be carried out in accordance with the approved details prior to the first occupation of the approved development in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services