



Kieran Blaydes
Countryside Partnerships (Manchester & Cheshire
East)
301 Bridgewater Place
Birchwood
WA3 6XF
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No: 24/00040/DOC
Application Type: Approval of detail reserved by condition
Proposal: Submission of details to comply with condition 7 (foul and surface water drainage) on planning permission 20/01401/AM
Location: Former Minky Works , Royle Road, Rochdale, OL11 3EH

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

Conditions and Reasons:

- 7 No development (other than site clearance works) shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. The background calculations or MicroDrainage® model details shall be submitted to the Authority and the scheme shall include:
- details of the proposed foul and surface water drainage network;
 - details of how the surface water scheme will be maintained and managed after completion.

The scheme shall be implemented in accordance with the 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 surface water from the site in accordance with the requirements of Policies DM1, G8 and G9 of the Adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The following plans and documents are accepted:

- Section 104 Agreement Layout drg 30522/11/F dated 14.12.2023 by Ironside Farrar
- Section 38 Agreement Layout drg 30522/13/D dated 14.12.2023 by Ironside Farrar
- Highways & Drainage Layout drg 30522/1/M dated 14.12.2023 by Ironside Farrar

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

Yours faithfully,

Melanie Hale
Head of Planning Services