



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: Bob.Melling@Rochdale.Gov.UK
Our ref: 25/00993/DOC
Enquiries to: Bob Melling
Direct Line: (01706) 92 4335
Date: 20 October 2025

Miss Becca Gray
Lichfields
98 King Street
Ship Canal House
Manchester
M2 4WU
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00993/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 15 (drainage) on planning permission 23/01033/FUL
Location:	Mount Green Filling Station, Halifax Road, Wardle, Rochdale, OL16 2SQ

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

Conditions and Reasons:

- 15 Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.
The drainage scheme shall include:
- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365.
 - (ii) A restricted rate of surface water discharge to public combined sewer, but only if the Planning Authority agrees that infiltration is discounted by the investigations; in this case, the rate should match the existing predevelopment greenfield runoff rate from the site or 5l/s, whichever is the larger value, or be a reduction in the existing brownfield runoff rate of 50% of Qbar (average annual peak flow, 1 in 2.3 year storm return period).
 - (iii) Construction details for permeable paving including kerbing and cross-section of open graded sub-base, if this type of paving forms part of the sustainable drainage system.
 - (iv) Levels of the proposed drainage systems including proposed ground and finished floor levels in mAOD. 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.
 - (v) The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.
 - (vi) Provision of a Maintenance Document explaining how the surface water scheme will be maintained and managed after completion.

The approved scheme 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/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details 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, policy JP-S4 of Places for Everyone 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/documents is accepted:

- Drainage General Arrangement. Drawing Number: J8426/D01. Revision: H
- Foundation Sections. Drawing Number: J8426/F02. Revision: A
- Drainage & Hardstanding Build Up Details. Drawing Number: J8426/EX02. Revision: A
- SuDS Maintenance Plan. Project: J8426. Revision: Rev A
- Hydraulic Calculations. Rev A. October 2025

The development shall be carried out in accordance with the approved plans and documents in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services