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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00521/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 13 (drainage scheme) on planning permission 21/01083/FUL
Location:	The Smithybridge , Smithy Bridge Road, Littleborough, OL15 0DY

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

Conditions and Reasons:

- 13 No development shall take place until a scheme for the discharge of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt this scheme shall be based upon the submitted Drawing Layout, Drawing no. NW149-02-03 Rev D, dated 18th January 2022. The approved scheme shall be fully implemented prior to first occupation of the development and retained thereafter.

Reason: To prevent increased risk of flooding 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 before above ground works take place and a scheme therefore needs to be agreed at the time of commencement.

Decision: The following plans and documents are accepted:

- Private drainage layout. Drawing no: NW149-02-03. Rev: E
- Flow control manhole S6. Drawing no: NW149/02/13
- Section 278 surfacing & kerb layout. Drawing no: 149/02/02. Rev: D
- Impermeable area plan. Drawing no: NW149-02-09. Rev: C
- Causeway design tables by ARP Geotechnical Ltd. File no: NW149-04 MW6.pfd. Dated: 26/04/2023

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

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services