



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

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

Telephone: 0300 303 8873
Email: Rosalind.Gralton@Rochdale.Gov.UK
Our ref: 24/01275/DOC
Enquiries to: Rosalind Gralton
Direct Line: (01706) 925717
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Mr Matthew Gray
Select...
70 St Mary Axe
London
EC3A 8BE
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01275/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 4 (drainage) on planning permission 23/00119/FUL
Location:	Sandbrook Park , Sandbrook Way, Rochdale, Rochdale, OL11 1RY

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

Conditions and Reasons:

- 4 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 schemes must 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 discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - (v) Foul and surface water shall drain on separate systems. 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 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.

Reason for pre-commencement: As the proposals require ground works, these details are required prior to commencement of any building or engineering works on site

Officer Response:

The submitted drainage plan and documents:

- o Existing Drainage to be removed, Drawing No. 2404-09-900 Rev A**
 - o Proposed Diverted Route of Existing Drainage, 2404-09-901 Rev A**
 - o Proposed Drainage Layout, Drawing No. 2404-09-902 Rev A**
 - o Hardstanding Layout, Drawing No. 2404-09-903 Rev A**
 - o Drainage Strategy 2404-09 06.12.24**
- Are considered acceptable and approved. The development shall be carried out in accordance with the approved details and documents in order to comply with the requirements of the condition.**

Yours faithfully,

Melanie Hale
Head of Planning Services