



Mr Daniel Slattery
TJ Booth Associates
20A Eastgate St
Rochdale
OL16 1DH
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00262/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (SUDS) and 4 (materials) on planning permission 22/00552/FUL
Location:	Castle Mill, Queensway, Rochdale, OL11 2NY

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

Conditions and Reasons:

- 3 Prior to the commencement of development, details of a sustainable surface water drainage scheme shall be submitted to and approved by the Local Planning Authority. The general details should be in accordance with the Preliminary Drainage Proposals plan by TJ Booth Associates (insert plan reference number).

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. No part of the development shall be in use until the surface water drainage system serving the yard has been implemented in accordance with the agreed details d 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.

Officer Response:

The Sustainable Drainage Plan 'Rear Warehouse Yard - Proposed External Works & Drainage Plan and details drawing by TJ Booth Associates dated Jan 2023' is approved. To comply with the requirements of the condition, the approved sustainable drainage plan shall be adhered to throughout the development and development shall not be carried out

otherwise than in accordance with the approved Sustainable Drainage Plan without the prior written permission of the Local Planning Authority

- 4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

Officer Response:

The proposed Macadam hardstanding is acceptable. The development shall be carried out in accordance with these materials to comply with the requirements of the condition.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services