



PLANNING AND DEVELOPMENT

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Mr Kelly
Solid Void
16 Woolfenden Way
Wardle
ROCHDALE
OL12 9SS
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00542/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (drainage), 6 (window door spec) and 7 (biodiversity enhancements) on planning permission 23/00153/FUL
Location:	Coldwall Industrial Estate , Spotland Road, Rochdale, OL12 7BD

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 No development shall commence until details of a sustainable surface water drainage scheme and a foul water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall include:
- (i) Details of the site's proposed foul and surface water drainage, incorporating sustainable drainage measures.
 - (ii) Greenfield rainfall runoff rate will need to be applied to any future discharge of surface water from the developed site to sewer or drain at the rate of Qbar (1 in 2.3 yr return period) because the current footprint is grass.
 - (iii) The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.

The approved scheme shall be implemented prior to the first occupation of the building hereby permitted and shall be retained as such thereafter.

Reason: To prevent an increased risk of flooding as a result of the development, to ensure satisfactory disposal of surface water from the site, and to ensure no unacceptable risk to controlled waters, 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.

Officer Response: The submitted documents; Drawing 200918, Rev 2 - Dated Oct 2025; is acceptable and hereby approved. The proposed development shall be constructed in accordance with the approved drainage plan and retained as such thereafter.

- 6 Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors including roller shutter door, roof lights, or any other glazing, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter. For the avoidance of doubt the roller shutter door shall have a black or dark grey powder coated finish.

Reason: In the interests of visual amenity and in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response:

The submitted drawing 'Plan Details' number 'CIE-SVA-ZZ-ZZ-DR-A-6200 Rev B', 'Proposed Elevations 01' number 'CIE-SVA-ZZ-ZZ-DR-A-2010 Rev H' and 'Material Schedule 2305-00-03 002' and is acceptable and approved.

- 7 No above ground works shall take place until a scheme of biodiversity enhancements for the site including, but not limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks to be integrated to the fabric of the buildings hereby approved, bug hotels, hibernaculum and wildflower seeding has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the building and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: The proposed biodiversity enhancements shown on the submitted plans 'Proposed Elevations 01 CIE-SVA-ZZ-ZZ-DR-A-2010 Rev H' and 'Proposed Elevations 02 CIE-SVA-ZZ-ZZ-DR-A-2011 Rev I' are acceptable and approved. The development shall be carried out in accordance with the details shown on the submitted plans.

Yours faithfully,

Melanie Hale
Head of Planning Services