



PLANNING AND DEVELOPMENT

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Date: 16 October 2025

Miss Rachel Baldwin
11 Hackford Close
Bury
BL8 1XP
United Kingdom

Dear Rachel,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00475/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (SUDS) and 4 (SUDS management) on planning permission 24/00770/FUL
Location:	Bowlee Golf Driving Range , Heywood Old Road, Middleton, Rochdale, M24 4TH

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 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.

Officer Response: United Utilities were consulted on this application and they have confirmed that further to their review of the submitted documents, namely Drawing 3309, Rev D1 F - Dated 08/08/2025, United Utilities has no objection to condition 3 being discharged. Accordingly, the details submitted and as shown on Drawing 3309, Rev D1 F - Dated 08/08/2025 are approved.

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

- 4 Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime. The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order.

Officer Response: United Utilities were consulted on this application and they have confirmed that further to their review of the submitted documents, namely Drawing 3309, Rev D1 F - Dated 08/08/2025, United Utilities has no objection to condition 4 being discharged. Accordingly, the details submitted and as shown on Drawing 3309, Rev D1 F - Dated 08/08/2025 are approved.

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

Yours faithfully,

Melanie Hale
Head of Planning Services