ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT
Daniela Ripa
Interim Head of Planning Services

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

Telephone: 0300 303 8873
Email: John.Copestake@Rochdale.Gov.UK
Our ref: 22/00843/DOC
Enquiries to: John Copestake
Direct Line: (01706) 925874
Date: 12 September 2022

Mr Alex Mitchell
ADV 003
70 Jermyn Street
St James's
London
SW1Y 6NY
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**22/00843/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with condition 3 (drainage) on planning permission 21/01098/FUL**
Location:	**Land To Rear Of Astra Centre , Royle Barn Road, Rochdale, OL11 3HD**

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 take place until a scheme for the disposal of surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme should be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions. The development shall be completed, maintained and managed in accordance with the approved details at all times.

If discharging attenuated surface water to public sewer, then evidence of UU's acceptance of the connection will need to be submitted to the Authority.

Unless otherwise agreed in writing with the Local Planning Authority, the surface water drainage scheme shall be based upon the Applicant's Detailed Surface & Fouls Water Drainage Strategy Plan ref. SHF.349.012 /101/D04.

Reason: 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 the requirements of Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

OFFICER RESPONSE: a scheme for the disposal of surface waters from the site has been submitted (Drainage Strategy Plan by Patrick Parsons consultants dated May 2022 drg ref. ROY-PPC-XX-XX-DR-C-2005-P1) and reviewed by the Council's drainage officer. The development shall be completed, maintained and managed in accordance with the approved details at all times.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services