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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00686/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (surface water drainage scheme) 18/00869/FUL
Location:	Land South Of Langley Lane And West Of Silver Birch Stables, Birch, Middleton

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 *Notwithstanding any detail shown on the approved plans, no development shall take place until a scheme for the discharge of surface water from the site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, foul and surface water shall be drained on separate systems. The surface water drainage scheme shall be based on the hierarchy of drainage options in the National Planning Practice Guidance, with evidence of an assessment of the site conditions, and shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Unless agreed otherwise, the surface water discharge rate to Ordinary Watercourse shall be restricted to 10.6 l/s. The duly approved scheme shall be implemented prior to first occupation of any of the dwellings hereby permitted and retained as such thereafter.*

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 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.

The submitted details are acceptable and the pre-commencement elements of condition 3 are discharged. For the avoidance of doubt, the approved surface water drainage details are as indicated in:

18070/100/1 Rev A - Road and Main Drainage Layout 1
18070/100/5 - Road and Main Drainage Layout 2

18070/100/2 Rev A Longitudinal Sections 1 of 2

18070/100/2 Longitudinal Sections 2 of 2

18070/102/1 Surface Water Areas Plan

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services