



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

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

Telephone: 0300 303 8873
Email: Rosalind.Gralton@Rochdale.Gov.UK
Our ref: 25/01012/DOC
Enquiries to: Rosalind Gralton
Direct Line: (01706) 925717
Date: 19 November 2025

Other - Campbell Driver Partnership
Campbell Driver Partnership
Suite25, Unit 2
Northlight House
Pendle Road
Brierfield
BB9 5FL
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/01012/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (Disposal of foul and surface water) on planning permission 24/00119/FUL
Location:	Ashworth Valley Scout Campsite , Ashworth Road, Heywood, Rochdale, OL11 5UP

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 such time as a scheme for the disposal of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separately from foul water. 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, and include details of how the scheme shall be managed after completion. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface and foul water from the site in accordance with the requirements of Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works, these details are required prior to commencement of any building or engineering works on site. Passing places prior to operation of building.

Officer Response: The submitted information;

- o **Proposed Site Plan 24.166.00-CDP-00-DR-A-10021_P01**
- o **Drainage Plan Sketch**
- o **Site Location Plan**
- o **Applicant Email 09/06/25**

is acceptable and approved. The development shall be carried out, maintained and managed in accordance with the approved details.

Yours faithfully,

Melanie Hale
Head of Planning Services