



Laura Mackey
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Bretton
Chester
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United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00786/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 14 (Impermeable flood barriers) of planning permission 22/00485/FUL
Location:	Various Locations Within Littleborough Between Grid References SD94591799 At Grove Lodge And SD93991632 At Ealees Brook.

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 14 No works to install the impermeable flood barriers and storage reservoir shall take place until a scheme of detailed design has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that provision has been made to allow continuity of natural groundwater drainage to watercourses from the dry side of the flood defences under normal (non-flood) flow conditions. The scheme shall include:
- o Evidence of the geology and 'dry side' groundwater levels near structures and services on the 'dry side' prior to flood barrier installation;
 - o Details of level and location of the groundwater and surface drains to be installed to prevent groundwater levels on the dry side of the barrier rising to the extent they would interfere with services, structures, or amenity;
 - o Positions of neighbouring services, buildings, and chambers etc, showing the reduced basal levels of those features and the invert levels of the permeable drains installed to protect them from interference by groundwater;
 - o Cross sections through each proposed barrier, showing reduced ground and river levels; geology; depth of flood barrier structure; pre-development groundwater levels; and basal levels of proximal third party below ground structures; and
 - o Where groundwater drains are required, additional plans showing the proposed line and level relative to those structures, along with the location and nature of any non-return valves and access points for maintenance of the drains.

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: To ensure that the proposed development does not harm groundwater resources in accordance with policies G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision:

The Continuity of Natural Groundwater Drainage report with appendices dated 7 July 2023 ref: IMNW000100-JAC-ZZ-4B0-RP-EN-1213 Version: C02 by the Environment Agency is approved.

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

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services