



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
Number One Riverside
Smith St
Rochdale
OL16 1XU

Phone : 01706 924305

EMAIL : development.control@rochdale.gov.uk

WEB : www.rochdale.gov.uk

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

64

Suffix

Property Name

Address Line 1

Blackstone Edge Old Road

Address Line 2

Address Line 3

Rochdale

Town/city

Littleborough

Postcode

OL15 0JN

Description of site location must be completed if postcode is not known:

Easting (x)

394641

Northing (y)

416691

Description

Applicant Details

Name/Company

Title

Mr

First name

Tim

Surname

Fairley

Company Name

Address

Address line 1

7 Gatehouse

Address line 2

Blackstone Edge Old Road

Address line 3

Town/City

Littleborough

County

Country

Postcode

OL15 0JJ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of existing bungalow and erection of new two storey dwelling (Re-submission 16/01391/FUL)

Reference number

17/00707/FUL

Date of decision (date must be pre-application submission)

21/08/2017

Please state the condition number(s) to which this application relates

Condition number(s)

7

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

13/06/2018

Has the development been completed?

☒ Yes

☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

17/06/2020

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

040-001 Site Location Plan
7761-E01-P3 - Drainage Layout
7761-SW-02.pdf - Micro Drainage calculation
05534954 250424 PART 1 Decision notice Connection APPROVAL PRIVATE.pdf - S106 Part 1 'Application to connect to a public sewer'
Approval Notice

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

17/01460/DOC

02/05/2018

Details of the pre-application advice received

Additional information/clarification is required prior to discharge of this condition.

Clarification 1: Please provide the calculation of the volume storage within the 'oversized' pipework. This can be provided in a MicroDrainage datafile, if this is the method of calculation.

Reason: This information is not available in the Drainage Drawing provided.

Response from Drainage Consultant for this discharge application: Please refer to attached Microdrainage calculation PDF.

Clarification 2: Please provide clarification of how the 7.5 l/s flow control via the orifice is to be achieved. Can the manhole detail including the depth of the orifice plate be included on the Drainage Proposal Drawing(s)?

Reason: RBC estimate that the orifice will discharge up to 12 l/s, if the head over the orifice is 0.8m. This has been estimated from the manhole Cover Level and Invert levels shown on the drainage drawing, but there is no manhole detail drawing.

Response from Drainage Consultant for this discharge application: Drawing revision P2 contained a typo. Orifice diameter should have been stated as 58mm as per previous revision P1. Corrected drawing attached for reference. Details of the orifice flow control can be found within the Microdrainage calculation.

Clarification 3: Has the Applicant made an application to discharge surface water from the new property to the United Utilities combined sewer?

Reason: The Drainage Drawings states that the details are: Subject to Approval by United Utilities.

Response from Drainage Consultant for this discharge application: A section 106 application has now been submitted to United Utilities, approval letter included in application.

This condition cannot be discharged until the required information has been submitted and assessed as acceptable by the Local Planning Authority.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Thomas Holt

Date

29/04/2024