



PLANNING AND DEVELOPMENT

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Miss Becca Gray
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Manchester
M2 4WU
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00683/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 14 (Highway Dilapidation) and 15 (Drainage) of planning permission 23/01033/FUL
Location:	Mount Green Filling Station , Halifax Road, Wardle, Rochdale, OL16 2SQ

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 development shall take place until a full condition survey of the unadopted highway (Wuerdle Street) has been undertaken and submitted to and approved in writing by the Local Planning Authority. Prior to first occupation of the development, the unadopted highway (Wuerdle Street) shall be returned to its pre-development condition and a further condition survey shall be submitted to and approved in writing by the Local Planning Authority.

Reason: in the interest of highways safety in accordance with policy DM1 of the Rochdale Core Strategy, policy JP-C8 of Places for Everyone and the National Planning Policy Framework.

Reason for pre-commencement condition: The condition relates to the construction phase of development.

Decision: Several images of the existing condition of the Wuerdle Street have been submitted. These are sufficient to satisfy the pre-commencement requirements of condition 14.

Prior to first occupation of the development, a further discharge of condition application shall be submitted. This shall include a condition survey to demonstrate that Wuerdle Street has been returned to its pre-development (existing) condition.

- 15 Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

The drainage scheme shall include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- (ii) A restricted rate of surface water discharge to public combined sewer, but only if the Planning Authority agrees that infiltration is discounted by the investigations; in this case, the rate should match the existing predevelopment greenfield runoff rate from the site or 5l/s, whichever is the larger value, or be a reduction in the existing brownfield runoff rate of 50% of Qbar (average annual peak flow, 1 in 2.3 year storm return period).
- (iii) Construction details for permeable paving including kerbing and cross-section of open graded sub-base, if this type of paving forms part of the sustainable drainage system.
- (iv) Levels of the proposed drainage systems including proposed ground and finished floor levels in mAOD. Foul and surface water shall drain on separate systems at least to the point of discharge from the site, in accordance with Building Control Part H Drainage requirements.
- (v) The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.
- (vi) Provision of a Maintenance Document explaining how the surface water scheme will be maintained and managed after completion.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. 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, policy JP-S4 of Places for Everyone and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

Decision: The application includes the following documents that have been reviewed by the Council's Drainage Officer and United Utilities, alongside those submitted under application 23/01033/FUL.

- o **Drainage General Arrangement - J8426/D01**
- o **Drainage & Hardstanding Build Up Details - J8426/EX02**
- o **SuDS Maintenance Plan - Rev A (June 2025, Bell Munro Consulting)**
- o **Covering Letter - 03/07/2025 (Ref: J8426030725)**
- o **Hydraulic Calculations - J8426**
- o **Rain Garden and Drainage Feature Layout (Drawing ref: J8426/D01 Rev C)**

In regards the submitted information, the following comments are made:

- 1. The development proposes drainage infrastructure such as, permeable paving, attenuation storage and a rain garden, with a surface water outfall to the combined sewer via a pumped discharge. This is not acceptable in principle.**
- 2. The aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable: The ordered drainage**

techniques to be assessed with the aim to reduce or omit lower techniques:

- o Control at Source (Infiltration / Recycling)
- o On Site Treatment (Basins, Swales, Rain gardens, Tree pits)
- o Local Treatment (Adoptable Ponds, Basins, Swales etc)
- o Regional Treatment (ditto usually to a larger scale)
- o Discharge to Watercourses / Bodies
- o Discharge to SW Sewers
- o Discharge to Combined Sewers

3. The Drainage General Arrangement drawing includes a note stating that infiltration has been dismissed due to the presence of clay strata beneath made ground. However, there is no evidence that site-specific investigations have been carried out to confirm the feasibility of infiltration across the site. In addition, the GA shows areas of permeable paving which appears to be inconsistent with the poor infiltration comments.

4. The initial application appears to incorporate more green landscaping than the DOC Drainage GA. These which may accommodate further green SuDS. In addition, the SuDS Report discussed rainwater harvesting. If the only option is found to be discharge to a combined sewer, then recycling water to mitigate regular, weather independent, potable usage such as WC flushing should be considered.

5. Discharge to a watercourse has been discounted due to being too far and requiring 3rd party involvement. However, a culvert is only approx 5m from the redline boundary and could potentially be routed within the public highway. United Utilities (UU) have advised that the culvert should be used for the discharge of surface water. In addition, discussions with UU regarding s104 adoption may be feasible.

Furthermore, discharge to the culvert may be feasible by gravity which would avoid any pumping requirements.

6. The culvert is shown as 100mm dia on UU records which is incorrect. RBC have updated survey information regarding the culvert which can be made available on request.

7. There are no sustainable drainage proposals for the access road. Is Wuerdle Street adopted or being offered for adoption.

In summary:

- i. The proposal to discharge surface water into a combined sewer is not acceptable in principle.
- ii. A comprehensive investigation and assessment of more sustainable options for infiltration, recycling and discharge to a watercourse is required.
- iii. Further incorporation of green SuDS may be feasible and should be investigated to minimise the volume of buried storage and runoff volumes.

In light of the above, the information submitted does not satisfy the requirements of condition 15 and the condition is not discharged.

Yours faithfully,

Melanie Hale
Head of Planning Services