



Mr David Hamer
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	22/01313/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with condition 3 (drainage) on planning permission 22/00850/FUL
Location:	Greater Manchester Fire Service, Whitelees Road, Littleborough, OL15 8DU,

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 details of a sustainable surface water drainage scheme and a foul water drainage scheme for the lifetime of the development, based on the hereby approved Proposed Underground Drainage Layout 1978.37.120 rev T1 prepared by Bradshaw Gass & Hope LLP dated 22.8.2022, have been submitted to and approved in writing by the Local Planning Authority. The drainage schemes shall be prepared in accordance with the Non-Statutory Technical Standards for Sustainable Drainage and 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 discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations). In the event of surface water discharging to the public surface water sewer, the rate of discharge shall be restricted to 8.7l/s;
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - (v) Foul and surface water shall drain on separate systems.
 - (vi) Details of arrangements for adoption by an appropriate public body or statutory undertaker, or management by a competent management company;
 - (vii) Details of arrangements for future inspection and ongoing maintenance of all elements of the sustainable drainage system scheme to secure the operation of the scheme throughout the lifetime of the development
- The development shall be undertaken and completed in accordance with the approved drainage schemes and managed and retained thereafter in accordance with the approved arrangements for the lifetime of the development.

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.

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.

The following drawings have been submitted:

- Proposed External Work Layout drg 1978.37.115/T1 by Bradshaw Gass & Hope LLP dated 22.8.22
- Alterations to Existing Underground Drainage Layout drg 1978.34.126/T1 by Bradshaw Gass & Hope LLP dated 22.8.22
- Drainage Details Sheet 1 drg 1978.37.121/T1 by Bradshaw Gass & Hope LLP dated 22.8.22
- Drainage Details Sheet 2 drg 1978.37.122/T2 by Bradshaw Gass & Hope LLP dated 9.11.22
- Flow Control Manhole Details drg 1978.37.124/T1 by Bradshaw Gass & Hope LLP dated 22.8.22
- Proposed Concrete Manhole Details drg 1978.37.125/T1 by Bradshaw Gass & Hope LLP dated 22.8.22
- Proposed Underground Drainage Layout drg 1978.37.120/T1 by Bradshaw Gass & Hope LLP dated 22.8.22

The submitted drawings are acceptable and subject to the development being undertaken in accordance with these details the requirements of condition 3 are satisfied.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services