

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Approval of details reserved by condition-Approve**

APPLICATION REFERENCE: OTH/2026/0061

Applicant Mr Dan Levy 107 Mere Grange, Leaside, St. Helens, WA9 5GG	Agent Mr Andrew Barton Barfield House (First Floor), Alderley Road, Wilmslow, United Kingdom, SK9 1PL
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Part I - Particulars of Application

- Proposal:** Submission of details to comply with conditions 5 (ground levels), 10 (final drainage details approval), 11 (drainage details for water contamination), 12 (construction management plan) and 16 (No high-voltage fluid-filled cables) on planning permission 24/00043/FUL
- Location:** Land off Dig Gate Lane, Dig Gate Lane, Kingsway Business Park, Rochdale
- Valid On:** 22 January 2026

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

Condition(s) (5)

- 5 Prior to commencement of the development hereby approved, full details of completed ground levels shall be submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved details.

Reason: In order to protect the character and appearance of the local area, the wider landscape, and the setting of the nearby designated heritage asset, in accordance with policies P2, P3 and DM1 of the Rochdale Core Strategy and the National Planning Policy Framework

Officer Comments: The ground levels details set out in the submitted document 5031777-RDG-XX ST-T-C-112600 Rev P04 Planning Condition 5: Discharge Technical Note, including the section drawings appended to the note, are acceptable and approved. To fully discharge condition 5 the development must be undertaken in accordance with these approved details.

- 10 Prior to the commencement of development, final details of a sustainable surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be based upon:

Drainage Strategy Plan rev D in Appendix 5 of the FRA & Drainage Strategy by KRS, ref. KRS.0310.081.R.001.C dated March 2025.

The drainage details shall include any typical construction details for the drainage pipework, attenuation tank and flow control chamber and cross-sections of any permeable surfaces that are part of the sustainable drainage system.

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 and the National Planning Policy Framework.

Officer Comment: The Council's drainage/Lead Local Flood Authority officer has reviewed the details submitted with the application and revised details subsequently received. The submitted details are acceptable and are approved. For the avoidance of doubt, the approved details are as follows:

5031777-RDG-XX ST-T-C-112601 Rev P03 - Planning Condition 10: Discharge Technical Note (*except as superseded by the following revised details*)

5031777-RDG-XX ST-T-C-112601 Rev P01 - Surface Water Drainage Layout and Maintenance Plan

5031777-RDG-XX-ST-D-C-110500 Rev P03 - Proposed Drainage Strategy Layout

To fully discharge condition 10, the development shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

- 11 The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water, foul water, and any contaminated drainage from fire suppression, has been submitted to, and approved in

writing by, the Local Planning Authority in liaison with the Environment Agency. The scheme shall be implemented as approved.

Reason(s): The Northwest River basin management plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. Without this condition, the impact could cause deterioration of a quality element to a lower status class and/or prevent the recovery of and/or cause deterioration of a protected water body because it would result in the release of priority hazardous substances such as diffuse pollution and siltation; to prevent pollution of the water environment.

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.

Officer Comments: The Environment Agency have been consulted on the discharge of condition application and have indicated that the details submitted to address condition 11 are acceptable. The submitted details are therefore acceptable and approved.

For the avoidance of doubt the approved details are as provided in the technical note titled 5031777-RDG-XX ST-T-C-112602 Rev P03 Planning Condition 11: Discharge Technical Note.

- 12 No development shall take place until a Construction Management Plan (CMP) has been submitted to, and approved in writing by, the Local Planning Authority. The CMP shall include details of the following:
- a) The parking of vehicles of site operatives and visitors;
 - b) Loading and unloading of plant and materials;
 - c) Storage of plant and materials used in constructing the development;
 - d) The erection and maintenance of security hoarding;
 - e) Measures for the protection of the natural environment from accidental spillages, dust and debris including dedicated protection measures (including high visibility fencing) for the retained trees during and after construction;
 - f) A construction lighting plan designed to direct any temporary lighting away from the retained trees and hedgerow during and after construction;
 - g) Noise and vibration, mud and dust suppression;

h) A scheme for recycling/disposing of waste resulting from demolition and construction works;

i) Wheel washing facilities;

j) A scheme to treat and remove suspended solids from surface water run-off during

construction works;

k) Method statement providing amphibian reasonable avoidance measures; and

l) Measures to protect the safety of users of the adjacent public right of way from vehicle movements associated with the construction phase

The development shall be carried out in complete accordance with the approved CMP.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase in accordance with Policies DM1, T2, G7, G8 and G9 of the Core Strategy and the National Planning Policy Framework.

Officer Comments: The submitted Construction Management Plan dated January 2026 authored by Balance Power has been reviewed. The CMP is acceptable and is approved. To fully discharge condition 12, the approved CMP shall be complied with throughout the construction phase of development.

- 16 No high-voltage fluid-filled cables shall be installed as part of the development hereby permitted before full details of any such cables have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reasons: To ensure that the proposed development does not harm groundwater resources in line with paragraph 174 of the National Planning Policy Framework and Position Statement C5 of the 'The Environment Agency's approach to groundwater protection'.

Officer Comment: It is not necessary to take any action to address condition 16 unless fluid-filled cables are to be used as part of the approved development. It is noted that the submitted covering letter notes that 'SP Electricity North West have confirmed that they do not install oil insulated cables anymore'.

Date of Decision: 23/04/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.