

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

APPLICATION REFERENCE: OTH/2026/0205

Applicant Mr Nick Howe IFC 5, St Helier Jersey JE1ST	Agent Roland Lee 22c Leathermarket Street GB SE1 3HP
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Part I - Particulars of Application

Proposal: Submission of details to comply with condition 6 (surface water drainage) on planning permission 23/01213/FUL
Location: Rhodes Business Park, Silburn Way, Middleton, M24 4NE
Valid On: 5 March 2026

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

Condition(s) (1)

- 6 Prior to the occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
- Arrangements for adoption by an appropriate public body or statutory undertaker, or, management company; and
 - Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved policies EM/7 and EM/8

of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Officers Response: The application is accompanied by a Drainage Maintenance Plan referenced 25-001-CAN. The LLFA were consulted on this application and they have confirmed that the aforementioned Drainage Maintenance Plan is approved.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan in order to comply with the requirements of the condition.

Date of Decision: 01/05/2026

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.