

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

APPLICATION REFERENCE: 25/00889/DOC

Applicant

Mr Jake Robinson
(David Wilson Homes - North West)
2nd Floor 303, Bridgewater Place
Birchwood Park, Warrington, Cheshire
WA3 6XF

Part I - Particulars of Application

Proposal: Discharge of conditions 5 (sustainable drainage management), 13 (hard landscaping) and 23 (traffic calming scheme) on planning permission 22/00998/FUL

Location: Silver Hill Farm And Plot W Of Kingsway Business Park Broad Lane And Lower Lane Rochdale OL16 4PT

Valid On: 27 August 2025

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

Condition(s) (3)

- 5 Prior to occupation of each parcel or phase of the development a sustainable drainage management and maintenance plan for the lifetime of that parcel or phase shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum: i. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and ii. 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.

**Officer Response: Drawing No: 300140 Rev P 02 – Private Storage Tank
Details and Drawing No: 321001 Rev C 01 – Management Company Drainage**

Plan, received by the Local Planning Authority on 27th August 2025, Drawing No: 325140 Rev P 02 – Section 104 Plan, received by the Local Planning Authority on 21st January 2026 and the Drainage Management Plan, Document Ref: H7491-DWH-XX-XX-DR-FM-216100-P01, received by the Local Planning Authority on 15th February 2026, have been reviewed and are considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

The LLFA have advised that the proposals should also incorporate SuDS source control for both private and adoptable highways and they would ask for these as part of the s38 application for highways adoption.

- 13 Within six months of the commencement of each parcel or phase of the development, a phasing and delivery programme for the completion of post construction 'hard' landscaping treatment of that parcel or phase, in accordance with the approved Boundary Treatment & Surfacing Plan drawing reference H7491-203250 Rev P03, shall be submitted to and approved in writing by the Local Planning Authority. Such a programme will include the timing of delivery for the proposed surface treatment of the parking areas, paths or other hard-surfaced areas and any street furniture, (including any benches, bollards, walls, fencing and gates etc). The approved details shall thereafter be fully implemented. The overall agreed scheme of works shall be carried out either within twelve months of the date that the building(s) within that parcel or phase are first brought into use or in accordance with an alternative timescale that shall first be agreed with the Local Planning Authority. Reason: To secure a satisfactory standard of development in accordance with Policies BE/2, BE/7, BE/8, A/3, A/4, A/9 of the Council's Unitary Development Plan.

Officer Response: Drawing No: H7491-203259 Rev P01 – Hard Landscaping Phasing & Delivery Plan, received by the Local Planning Authority on 5th January 2026, has been reviewed and is considered acceptable. If there are any changes to the details provided within the approved plan, at the point of commencement of the next phase then details of the amended phasing shall need to be submitted.

- 23 Prior to the first occupation of the development, details of amendments to the existing 'traffic calming' scheme along Broad Lane shall be submitted to and approved in writing by the Local Planning Highways Authority. The approved scheme shall be implemented in accordance with a programme of works that shall have first been approved in writing by the Local Planning Authority. The costs of amending the existing scheme shall be met by the applicant. Reason: In the interests of highway safety and in accordance with Policy BE/2 of the Council's Unitary Development Plan.

Officer Response: Drawing No: 325450 Rev P 03 – Section 38 Plan, received by the Local Planning Authority 27th August 2025, has been reviewed and is

considered acceptable. The measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

Date of Decision: 05/05/2026

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.