

Officer Report

Case Reference: OTH/2026/0187
Location: Hopwood Hall College Rochdale Campus, St Marys Gate,
Rochdale, OL12 6RY
Proposal: Submission of details to comply with condition 4 (surface
water drainage scheme) on planning permission
25/00541/FUL
Recommendation: Approve
Officer: Rachel Carney

Condition(s) (1)

- 4 No development above slab level shall take place until such time as full details of the surface water drainage scheme for the site have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the scheme shall have regards to the following: o FRA&DS Report ref. FE0012-ROS-XX-XX-T-D-0050 rev P09 o Below Ground Drainage General Layout ref. FE0012-ROS-XX-XX-D-C-0500 rev P13 Below Ground Drainage Catchment Plan ref. FE0012-ROS-XX-XX-D-C-0500 rev P01 The drainage scheme shall be implemented in accordance with the approved details prior to the first occupation of the development and retained as such thereafter.

Reason: to ensure the satisfactory drainage of the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

The following drawings have been submitted:

- FE0012-ROS-XX-XX-D-C-0500-C13 Catchment Plan
- FE0012-ROS-XX-XX-D-C-0800-P03 Flow Route Plan

Subject to the drainage being installed prior to first occupation in accordance with the submitted plans, the requirements of condition 4 are satisfied.