

Officer Report

Case Reference: OTH/2026/0265
Location: Morrisons Petrol Filling Station, Dawson Street, Heywood, OL10 4PN
Proposal: Submission of details to comply with condition 3 (surface water drainage) on planning permission 25/00944/FUL
Recommendation: Approve
Officer: Sam Yuen

Condition(s) (1)

- 3 No development shall take place until a surface water drainage scheme has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt, foul and surface water shall drain on separate systems, and any submission include:
- An investigation of the hierarchy of drainage options in the National Planning Policy Framework (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water.
 - The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.
 - Construction details for permeable paving including sub-base details e.g. cross-section, if this type of paving forms part of the sustainable drainage system.

The duly approved scheme shall be implemented prior to the first occupation of any part of the development and shall be 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, Policy JP-S4 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Decision: The details set out in "Heywood Morrisons PFS Shop Extension and Jet Washes Drainage Strategy ref: 26102-DCE-XX-XX-T-C-001-P01" dated 13/03/2026 are acceptable. The surface water drainage scheme hereby approved shall be implemented prior to first occupation of any part of the development and shall be retained thereafter for the lifetime of the development.