

22.09.2023
Our Ref: 2023.015



Jonathan Mumby
16 Old Market Place
Altrincham
WA14 4DF

Planning Department
Bury Council
Knowsley Place
Knowsley Place
Bury
BL9 0SW

Dear Sir/Madam,

Re: Request for confirmation of compliance of condition 5 (Drainage) attached to planning permission 68530.

The conditions were reserved on consent ref: 68530 for:

Hybrid application - Full application: Zone 1 development of Commercial building No1 (Creche, Use Class E), car parking and internal site roads, a new site access junction to Pilsworth Road, highway improvements to Hollins Brook Way and Pilsworth Road, use of an existing car park exit to Aviation Road for emergency purposes only.

Outline application: Zone 2 development of Commercial building No.2 (Hub building, Use Class E) car parking and internal site roads and a multi-purpose all-weather sports pitch (Including reserved matters of means of access and scale included for determination).

The requisite planning application fee (£116) has been paid online via the planning portal (PP-12479276).

The application is supported by the following plans and documents:

- Proposed Drainage Layout: Phase 1, prepared by Kennedy Redford;
- External Works Layout: Phase 1, prepared by Kennedy Redford;
- External Works Detail Sheet: Phase 1, prepared Kennedy Redford;
- Proposed Levels Layout, prepared by Kennedy Redford;

The application is accompanied the above technical documents which are submitted to facilitate the review and subsequent discharge of the associated condition. Table 1.0 below sets out the condition to which this application is related and the supporting information provided.

Table 1.0 – Discharge of Conditions

PC No.	Condition Wording	Information Submitted
5.	<i>The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment (Ref No. REP-JDS-FRDS-RK-001-REV--, Dated 27.05.2022) which was prepared by Kennedy Redford. No surface water will be permitted to drain directly or indirectly into the public sewer unless a scheme to demonstrate alternative option/s in line with the hierarchy of drainage options in the National Planning Practice Guidance has been submitted for approval in writing by the Local Planning Authority.</i> <i>Prior to occupation of the proposed development, the approved drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.</i> <i>Reason: To promote sustainable development and reduce flood risk pursuant to Unitary Development Plan Policies EN5/1- New Development and Flood Risk , EN7/3 – Water Pollution and EN7/5 – Waste Water Management and chapter 14 – Meeting the challenge of climate change, flooding and coastal change of the NPPF.</i> <i>This condition can be satisfied in phases.</i>	Proposed Drainage Layout: Phase 1 (Ref: 211124-KRD-XX-EX-DR-C-0001 Rev P09) External Works Layout: Phase 1 (Ref: 211124-KRD-XX-EX-DR-C-0005 Rev P04) External Works Detail Sheet: Phase 1 (Ref: 211124-KRD-XX-EX-DR-C-0020 Rev P03) Proposed Levels Layout (Ref: 211124-KRD-XX-EX-DR-C-0030 Rev P01)

Information Summary:

Condition 5: The plans provided in the form of the proposed drainage layout, external works layout, external works detail sheet and proposed levels layout form an updated drainage strategy for the works associated with the development JD, Bury: Phase 1.

On the basis of the above information and submitted plans, we trust that you have all the information required to validate the approval of details reserved by condition application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Jon Mumby', with a large loop at the start and a long horizontal stroke at the end.

Jonathan Mumby