



**2209/42/PAB**

**BLACKLEY FIRE STATION, ROCHDALE ROAD, BLACKLEY, MANCHESTER.**

**PLANNING STATEMENT.**

**This application is for Approval Of Details Reserved By A Condition.**

**Approval Reference: - 136722/FO/2023 for the following works: -**

“Erection of Fire Station (sui generis) including new Training Tower, parking and manoeuvring areas, landscaping and boundary treatment following demolition of existing Fire station.”

**In submitting this application, we are seeking to gain approval for CONDITION 10 works: -**

The development hereby approved shall not be occupied until details of the implementation, maintenance, and management of a suitable drainage scheme have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those shall include:

A verification report providing photographic evidence of construction as per design drawings.

As built construction drawings if different from design construction drawings.

Management and maintenance plan for the lifetime of the development which shall include the arrangement for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

**Clarification Statement: -**

The submission includes the Surface Water Management Report Rev D. (Rev C as approved) The revision includes updated surface water network calculations.

Management and Maintenance.

Refer to Section 11 of the report: -

“The management and maintenance of the surface water drainage networks and SUDS features will be by contractors appointed by the client GMFR, which will form part of the overall site management and maintenance schedule as referenced in the report”.

Verification Report: -

Refer to the CCTV Survey Inspection Report dated 19.11.25.

Final Issue /As Constructed drawings: -

BFS-BGH-XX-XX-DR-C-0151 (C7) – Plan on below ground drainage layout.

BFS-BGH-XX-XX-DR-C-0152 (C2) - Manhole and pipe schedule



BFS-BGH-XX-XX-DR-C-0153 (C3) - Drainage details Sheet 1  
BFS-BGH-XX-XX-DR-C-0154 (C3) - Drainage details Sheet 2

