

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0197/16/COND
Proposal: Discharge of Condition 5: Sustainable drainage attenuation pond, scheme for maintenance and provision - relating to previously approved planning application Ref. ST/0461/15/RES (Phase 2)
Location: Land either side of
Monkton Lane / Lukes Lane
(Known locally as Monkton Fell)
Hebburn
NE31 2HB
Phase 2: Bruce Drive/Gresford Close/Holmes Drive/1-10 (odd & even)
Lukes Lane/ 60-76 (odd & even) Monkton Lane/Penrose Place/Saint Close/Victoria Walk/Wollaston Way

Relevant policies/SPDs

1 DM1 - Management of Development

Description of the site and of the proposals

A hybrid application (ref: ST/0947/12/FUL), comprising detailed approval for phase 1 and outline consent for phase 2 on land either side of Monkton Lane / Lukes Lane, Hebburn was granted consent on 16 October 2013 for residential development. This permission was granted subject to a number of planning conditions. A subsequent reserved matters application (ref: ST/0461/15/RES) was granted consent for the details, layout, scale, appearance and landscaping for phase 2 of the development.

This report relates to the submission of details in respect of a condition relating to the Sustainable Drainage Attenuation Pond, which is located to the south east of the site, within phase 2 (the reserved matters application).

Conditions 5 stated;

Notwithstanding information already submitted, prior to the commencement of the sustainable drainage attenuation pond, a detailed scheme for its provision (including date of completion) and maintenance shall be submitted to and agreed in writing by the local planning authority. The sustainable drainage attenuation pond shall be completed and then maintained thereafter in accordance with the agreed details.

Reason: To ensure the Sustainable Drainage attenuation pond is undertaken and maintained to an acceptable standard and to ensure the satisfactory storage and disposal of surface water from the site, in accordance with the South Tyneside Local development Framework Policy DM1(k).

The development has been undertaken.

Publicity / Consultations (summary)

1) Neighbour responses: N/A

2) Other Consultee responses

Environmental Health, Lead Local Flood Authority –

Initial comments:

The principles of the maintenance and schedules are appropriate and in accordance with the SUDS manual (2015). It states that the annual inspection report should be retained in the owner's manual. Question asked whether it is the intention for the Maintenance Company to forward an annual inspection report to each resident that benefits from the SUDS pond? Requested a copy of report on an annual basis. Requested details for the Management Company. Advised that Appendix 2 is missing from the report.

Further comments:

It is not clear from the SUDs Maintenance Plan that the drainage ditch and culvert is included. Would be happy for the condition to be discharged provided this is clearly stated on the maintenance plan.

Following the submission of amended details, these adequately addressed the above comments previously made.

Assessment

The main issue relevant to the assessment of the details of the condition is whether the proposed scheme would satisfy the requirements of condition 5.

The reason for the condition was to ensure the Sustainable Drainage attenuation pond is undertaken and maintained to an acceptable standard and to ensure the satisfactory storage and disposal of surface water from the site.

Following the submission of revised details to include reference to the drainage ditch and culvert to the east of the site within the Maintenance Plan document, the details are considered to be acceptable and it is therefore recommended that Condition 5 be discharged.

In reaching this view, it has also been acknowledged that the development has been undertaken.

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

Recommendation

Approve Details of Condition

Informatives

- 1 In dealing with this application the Council has implemented the requirements of the National Planning Policy Framework to seek to approve applications for sustainable development where possible.

- 2 NOTE TO APPLICANT
Queensberry Design Ltd - SuDs Management Plan Rev A received 17/07/2018.
Landscape management plan Amenity Open Spaces Areas received 15/08/2019.
Maintenance Schedule for Suds Basins and drainage ditch received 15/08/2019.

Case officer: Helen Lynch
Signed:
Date: 1/4/2022

Authorised Signatory:
Date: