DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0455/18/COND
Proposal: Discharge of Condition 11: Drainage design. Relating to previously approved planning application Ref. ST/0322/17/FUL.
Location: 151-161 (odd) Whitburn Road & 1-12 Sandpiper View
East Boldon

Land at the junction and bounded by Whitburn Road and Moor Lane
East Boldon

(Vacant formerly Vinci Construction UK Ltd Moor Lane)

Relevant policies/SPDs

1 DM1 - Management of Development

2 LDF CS ST2 - Sustainable Urban Living

Description of the site and of the proposals

Planning permission for the demolition and clearance of existing vacant industrial buildings/infrastructure and the erection of 18 residential properties with associated access, open space and landscaping was granted consent on 24 November 2017. This permission was granted subject to a number of planning conditions. This report relates to the submission of details in respect of condition 11.

Condition 11 stated;

Notwithstanding the details submitted, and prior to the commencement of the development hereby permitted, a final detailed drainage design including sustainable drainage system/s and final gully positions, shall be submitted to and approved in writing by the local planning authority in conjunction with the Local Lead Flood Authority and Highways Authority. The final drainage design shall:
- Ensure that the foul and surface water flows discharge to the combined sewer at manhole 3601 or 3602 and the surface water discharge rate shall not exceed the available capacity of 5l/sec.
- Include drawings and calculations detailing exceedance amounts from the drainage for extreme storms including 1 in 30 year event and 1 in 100 year event plus 40% climate change; where drainage design is created in micro-drainage the mdx model shall be provided
-Identify that there will be no flooding from a 1 in 30 year event from the drainage on-site, and no internal flooding of any on-site buildings, and no off-site flooding for a 1 in 100 year event plus 40% climate change; where exceedances are indicated overland flow plans shall be submitted;
- Include a timetable for its implementation; and
- Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Development shall be carried out in accordance with the approved details.

To ensure the discharge of surface/foul water from the site does not increase the risk of flooding and ensure the drainage scheme is adequately maintained and managed so that it does not increase the risk of flooding in accordance with Policies DM1 and ST2 of the South Tyneside Local Development Framework.

The applicant has submitted the following seeking to discharge this condition:

- Drg No. CLXX(52)4001 rev A received 02/05/2018.
- Drg No. CLXX(52)5002 rev A received 15/06/2018.
- Drg No. CLXX(52)5003 rev A received 15/06/2018.
- Drainage Strategy Doc no. 1015049-CL-RPT-002 received 15/06/2018.
- Manhole Schedule received 15/06/2018
- Micro Drainage details received 15/06/2018
- Build programme received 15/06/2018

Publicity / Consultations (Expiry date N/a **)**

1) Neighbour responses
N/a

2) Other Consultee responses
(e.g. relevant comments from consultees such as archaeologist, EA, Historic buildings officer etc)

Traffic and Road Safety –

No objection – approve.

Environmental Health (Lead Local Flood Authority) -

Happy for the discharge of condition – ensure highways have been consulted.

Assessment

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

The main issue relevant to the assessment of the details of the condition is whether the proposed scheme would satisfy the requirements of condition 11.

The reason for the condition was to ensure the discharge of surface/foul water from the site does not increase the risk of flooding and ensure the drainage scheme is adequately maintained and managed so that it does not increase the risk of flooding.

Detailed drainage layout plans, a drainage strategy, build programme, manhole schedule and micro drainage details have been submitted and it is considered that the details would be acceptable. Both Environmental Health and Traffic and Road Safety have reviewed the details and have advised that the submitted details are acceptable.

It should be noted that a further condition, landscaping (condition 12 –ST/0583/18/COND) requires details of planting for the rain garden / raised planters, which form part of the drainage design. This condition is currently being assessed in consultation with Environmental Health and Landscape.

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 (paragraphs 186 & 187) to seek to approve applications for sustainable development where possible.

2 NOTE TO APPLICANT

For the avoidance of doubt, this decision relates to the following plans and documents:

Drg No. CLXX(52)4001 rev A received 02/05/2018.
Drg No. CLXX(52)5002 rev A received 15/06/2018.
Drg No. CLXX(52)5003 rev A received 15/06/2018.
Drainage Strategy Doc no. 1015049-CL-RPT-002 received 15/06/2018.
Manhole Schedule received 15/06/2018
Micro Drainage details received 15/06/2018
Build programme received 15/06/2018

List of approved plans for standard note

Plan Reference

Drg No. CLXX(52)4001 Rev A received 02/05/2018
Drg No. CLXX(52)5002 rev A received 15/06/2018.
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Micro Drainage details received 15/06/2018
Build programme received 15/06/2018

Case officer: Helen Lynch
Signed:
Date: 27/7/2018

Authorised Signatory:
Date:

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