## DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

**Ref No:** ST/0462/23/COND
**Proposal:** Discharge of Condition 5 - Detailed management and maintenance plan for the approved sustainable drainage scheme - relating to the previously approved Planning Application ST/0054/22/VC

**Location:** Land adjacent the Red Hackle Public House
Site of Former Neon Social Club
Nairn Street
Jarrow

2-12 (even) Nairn Street
86 & 88 Perth Avenue
1-6 Dunfermline Drive
Jarrow

**Site Visit Made:** N/A

### Relevant policies/SPDs

1 LDF CS ST2 - Sustainable Urban Living

2 DM1 - Management of Development

### Description of the site and of the proposals

The planning permission granted [under section 73 of the TCPA] related to "Demolition of social club and construction of 14no. dwellings and associated works including the installation of access crossing points to private driveways and visitor parking bays on Nairn Street and Dundee Court. Retention of public house service access from Perth Avenue and creation of vehicular access into church car park from Nairn Street" and its condition 5 states:

> No dwelling shall be occupied until a detailed management and maintenance plan for the approved sustainable drainage scheme for the lifetime of the approved development has been submitted to and approved in writing by the Local Planning Authority. The hereby approved sustainable drainage system shall be managed and maintained thereafter in accordance with the approved management and maintenance plan.
> To ensure the discharge of surface water from the site does not increase the risk of flooding in accordance with Policies ST2 and DM1 of the South Tyneside Local Development Framework.

A SuDS maintenance and management schedule Rev. P2 has been submitted.

### Publicity / Consultations (summary)

1) **Neighbour responses:** N/A

2) **Other Consultee responses:**

**Environmental Protection (LFFA)**: The LLFA are satisfied with the information provided in the 'SuDS MAINTENANCE AND MANAGEMENT SCHEDULE Rev P2'. We therefore suggest approval to Discharge of Condition 5.

## Assessment

Having regard to the submitted details and the consultation response from Environmental Protection (LFFA) in relation to them, it is considered that sufficient information has been submitted to enable this condition to be discharged; in accordance with LDF Policies ST2 and DM1.

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

## List of details for standard note on decision

- SuDS MAINTENANCE AND MANAGEMENT SCHEDULE Rev. P2, received 16/06/2023.

**Case officer initials:** G.S.
**Date:** 01/08/2023

**Authorised Signatory: G.Horsman**
**Date: 02/08/2023**

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