Matthew Alexander

From: Michelle Hogg <Michelle.Hogg@southtyneside.gov.uk>
Sent: 01 March 2017 12:54
To: Mick Taylor
Subject: RE: Proposed development on the site of the Former West Bolden Primary School [NOT PROTECTIVELY MARKED]

This email has been classified as: NOT PROTECTIVELY MARKED

Hello [redacted]

Is this a Gentoo development as I think they had an early meeting with us?

No flood risk assessment is required but you would need a drainage strategy. Is this a full application? At 16 properties you will have to provide sustainable drainage. The Tyne and wear validation for planning now points you towards the LASOO guidance and the table details levels of detail required for an outline/full application. I have elaborated further as well:

Rates should be as close as reasonably practical to greenfield run off rates. You need to take account of the 1 in 100 year event plus 40% climate change .

You would need agreement in principle for your discharge point whether that is watercourse or NWL. If the proposal is to the watercourse you would need an appropriate treatment train for the development I would refer you to the tables of chapter 26 suds manual. If you are discharging to NW sewers the rate is an indication of their capacity and if it's not greenfield the LLFA will apply further restrictions(greenfield).

The developer will need to think about maintenance for the features and how this will be secured. Whether management company/NWL or other means.

A maintenance plan will be required for the features usually by condition with the final drainage design.

Happy to have a meeting/or provide comment once you have some outline proposals before it comes in via planning.

Thanks

Michelle

Michelle Hogg
Environmental Protection Officer
Environmental Health and Resilience Team
South Tyneside Council
Town Hall and Civic Offices
Westoe Road
South Shields
NE33 2RL

Tel: 0191 424 7651
Fax: 0191 424 7930
Email: michelle.hogg@southtyneside.gov.uk

From: [redacted]portlandconsulting.co.uk]
Sent: 01 March 2017 09:30
To: Michelle Hogg
Subject: Proposed development on the site of the Former West Bolden Primary School

Hi Michelle

Please see attached the location plan and the proposed site plan for the site above.

The site area is 3959m²/0.396Ha.

In the Draft Flood and Coastal Risk Management Strategy2017-2022 it states that FRA will be required where the development area is greater than 1.0Ha so I assume that one is not required for this site. However I would be grateful if you can advise what information regarding the proposed drainage designs you will need to see for a full planning application?

I am envisaging producing a drainage strategy drawing detailing the proposals for the SW and FW drainage – this would detail:

- Consideration of the hierarchy of SW disposal
- Proposed SW discharge rates
- Approximate SW storage volumes
- Suggested arrangement of storage
- Options for source control measures

Any advice would be greatly received.

Regards

[redacted]

Senior Civil Engineer

Portland consulting engineers

10 Bankside, The Watermark, Gateshead, Tyne & Wear, NE11 9SY **Follow Us:**
DD: 0191 461 9779 T: 0191 461 9770 F: 0191 460 3028
E: micktaylor@portlandconsulting.co.uk W: www.portlandconsulting.co.uk

Think before you print.

1. The information contained in this e-mail and any attachments is intended only for the person or company to whom it is addressed and may contain confidential and/or privileged material.
2. If you receive this email and/or any attachments in error or are not an intended recipient, please contact us at the above telephone number and delete the material from your computer.

3. Portland Consulting Engineers Limited has taken reasonable precautions to minimise the risk of virus infection; however we cannot accept any liability for any loss or damage sustained as a result of software viruses. It is your responsibility to carry out such virus checking as necessary before opening or downloading any attachment into your computer.

South Tyneside Council
Local Government Awards 2014
Public Health - winner
Every Contact a Health Improvement Contact programme

This email and any files transmitted with it are intended solely for the named recipient and may contain sensitive, confidential or protectively marked material up to the central government classification of "RESTRICTED" which must be handled accordingly. If you have received this e-mail in error, please immediately notify the sender by e-mail and delete from your system, unless you are the named recipient (or authorised to receive it for the recipient) you are not permitted to copy, use, store, publish, disseminate or disclose it to anyone else.

E-mail transmission cannot be guaranteed to be secure or error-free as it could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses and therefore the Council accept no liability for any such errors or omissions.

Unless explicitly stated otherwise views or opinions expressed in this email are solely those of the author and do not necessarily represent those of the Council and are not intended to be legally binding.

All Council network traffic and GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

South Tyneside Council, Town Hall & Civic Offices, Westoe Road, South Shields, Tyne & Wear, NE33 2RL, Tel: 0191 427 1717, Website: www.southtyneside.gov.uk