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Garry Simmonette
Planning Department
South Tyneside Council
Town Hall and Civic Offices
Westoe Road
South Shields
NE33 2RL

Ref: HT/ER/CD/5571NE/L005

Date: 23 January 2026

Dear Garry,

Application for the partial discharge of Condition 7 (Sustainable Drainage System – Verification) relating to planning permission ST/0393/24/LAA for the reconfiguration of the Council's Middlefields Industrial Estate Depot including the construction of a new gatehouse, addition of a canopy to domestic bin store and the relocation and addition of parking at Middlefield's Depot, Middlefields Industrial Estate, Heddon Way, South Shields, NE34 0NT.

On behalf of our client, South Tyneside Council, we hereby submit information in pursuit of the partial discharge of Condition 7 (Sustainable Drainage System – Verification) associated with planning permission ST/0393/24/LAA, as described above. This application relates to the partial discharge of Phases 4 and 5 only, and a further discharge of condition application will be submitted in relation to Phase 6.

The application has been submitted via the planning portal (ref: PP-13759168) and includes the information set out below.

- Application Form
- Application Fee
- Cover Letter (this letter)
- Sustainable Drainage System Verification Report Phase 4 – Refuse Parking, South Tyneside (ref: 00-XX-RP-9001)
- Sustainable Drainage System Verification Report Phase 5 – Staff Parking, South Tyneside (ref: 00-XX-RP-9000)

Condition 7

Condition 7 states that:

> *"Phases 4, 5 and 6 of the development (as referred to in the phasing plan drawing cited in conditions 2 and 5) hereby permitted shall not be occupied until a verification report evidencing the completion of the approved sustainable drainage system (including attenuation creates and SPEL ESR Stormceptor By-pass separator), the contents of which is to include amongst other things methodology of installation, evidence of depths and dimensions and supporting images from installation for each phase, has been submitted to and approved in writing by the Local Planning Authority.*

To ensure the discharge of surface water from the site does not increase the risk of flooding in accordance with the South Tyneside Local Development Framework Policies ST2 and DM1".

As noted above, this application relates to the partial discharge of the condition, for Phases 4 and 5 only. Accordingly, a Verification Report for each phase, providing details on the approved and completed sustainable drainage system (including attenuation creates and SPEL ESR Stormceptor By-pass separator) is submitted as part of this application. The Reports include the methodology of installation, evidence of depths and dimensions, and supporting images from installation. Therefore, it is considered that this is sufficient to enable the partial discharge of Condition 7.

Conclusion

I trust the above and submitted information is sufficient to partially discharge Condition 7 in relation to planning permission ref: ST/0393/24/LAA.

If you require any further information, please do not hesitate to contact me.

Yours sincerely,

Eleanor Robinson
Planner
DPP