South Tyneside Council

Reference:	260040
Location:	Middlefields Depot,Heddon Way,South Shields, NE34 0NT
Ward:	Simonside and Rekendyke
Description:	Partial Discharge of Condition 7 (Sustainable drainage system - verification), for Phases 4 and 5 only, relating to previously approved Application ST/0393/24/LAA.
Recommendation:	Approve Details of Condition
Case Officer:	Garry Simmonette
Case Officer Contact No.:	0191 4247426 or 07741126918

Assessment

Planning permission ref: ST/0393/24/LAA was granted on 21/10/2024, subject to planning conditions

Condition 7 sets out 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 crates 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*

This application seeks to partially approve the required details required by this condition, for phases 4 and 5 only.

To accompany this application, the applicant has submitted the application form, covering letter and a drainage verification reports, one for phase 4 and the other for phase 5.

The Environmental Protection Team (in their capacity as LFFA) has been consulted on this application and considers that the submitted details are acceptable, for phases 4 and 5.

Having regards to the above it is considered that the submitted information would be in accordance with the aims and objectives of relevant policies (as set out in condition, above).

Therefore, it is considered that the information required by condition 7 is acceptable (in so far as it relates to phases 4 and 5), having regard to the consultation response in regard to the information submitted, and that the proposal would accord with LDF Policy (as set out in the condition, above).

Recommendations

Partially Approve Details of Condition

List of plans etc. for standard note on decision

- Drainage Verification Report - Middlefields Depot Site, Phase 4 - Refuse Parking, received 23/01/2026
- Drainage Verification Report - Middlefields Depot Site, Phase 5 - Staff Parking, received 23/01/2026

Case officer: Garry Simmonette
Signed: *G. Simmonette*
Date: 16/02/2026

Authorised Signatory: Helen Lynch
Date: 17/02/2026