



South Tyneside Council

Reference:	260088
Location:	MORTIMER COMMUNITY COLLEGE, Reading Road, South Shields, South Tyneside, NE33 4UG
Ward:	West Park
Description:	Discharge of Conditions 15 – Drainage Scheme & 16 - Verification Report relating to previously approved Planning Application ST/0699/23/LAA
Recommendation:	Approve Details of Condition
Case Officer:	Sean Gallagher
Case Officer Contact No.:	07741 109463

Assessment

Planning permission ref: ST/0699/23/LAA was granted on 12/03/2024, subject to planning conditions.

Condition 15 sets out that:

“Development shall not commence until a detailed drainage scheme for the disposal of foul and surface water from the development has been submitted to an approved in writing by the Local Planning Authority. The drainage scheme shall be in accordance with the submitted document entitled 'ST069923LAA Flood Risk Statement and Drainage Strategy 111023.pdf' and include tanked permeable paving to all parking bays, rain garden and attenuation storage tank. The surface water discharge rate shall not exceed a flow rate of 2.5 l/s that has been identified in 'ST069923LAA Flood Risk Statement and Drainage Strategy 111023.pdf'.

The drainage scheme shall include a detailed development layout, civil engineering details (including details of the SuDS features including tanked permeable paving, rain garden and attenuation storage tank - long and cross sections), maintenance requirements, programme and maintenance responsibilities for all SuDS features, detailed drainage drawings and hydraulic calculations highlighting how exceedance flows are to be managed.

To ensure that the discharge of surface/foul 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 and the NPPF.”

Condition 16 sets out that:

“The development hereby shall not be occupied until a verification report evidencing the completion of the approved sustainable drainage system (tanked permeable paving, rain garden and attenuation storage tank), the contents of which is to include amongst other things methodology of installation, evidence of depths and dimensions and supporting images from installation, 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 Policies ST2 and DM1 of the South Tyneside Local Development Framework and the NPPF.”

This application seeks to approve the required details required by conditions 15 & 16.

To accompany this application, the applicant has submitted the following information:

Condition 15

- SUDS Construction Details Plan - Drg No 08713-JKC-ZZ-00-DR-C-1002 Rev X (received 12/02/2026)
- Drainage Layout Plan - Drg No 08713-JKC-XX-00-DR-C-1003 Rev X (received 12/02/2026)
- Proposed Surface Finishes - Drg No 08713-JKC-XX-00-DR-C-1005 Rev X (received 12/02/2026)
- Below Ground Drainage Details Sheet 1 - Drg No 08713-JKC-ZZ-00-DR-C-1004 Rev X (received 12/02/2026)
- Below Ground Drainage Details Sheet 2 - Drg No 08713-JKC-ZZ-00-DR-C-1007 Rev X (received 12/02/2026)
- Exceedance Flow Paths - Drg No SK-1000 (received 09/04/2026)
- Hydraulic Calculations (received 09/04/2026)

Condition 16

- SUDS Verification Report (received 12/02/2026)

The Lead Local Flood Authority has been consulted on this application and considers that the submitted details are acceptable.

Having regards to the above it is considered that the submitted information would be in accordance with the aims and objectives of Policies ST2 and DM1 of the South Tyneside Local Development Framework and the NPPF.

Therefore, it is considered that the information required by conditions 15 and 16 is acceptable, having regard to the LLFA's consultation responses in regard to the information submitted, and that the proposal would accord with LDF Policies ST2 and DM1, and the NPPF.

Recommendations

Approve Details of Condition

List of plans etc. for standard note on decision

Plan Reference

This decision relates to the following plans:

Condition 15

- SUDS Construction Details Plan - Drg No 08713-JKC-ZZ-00-DR-C-1002 Rev X (received 12/02/2026)
- Drainage Layout Plan - Drg No 08713-JKC-XX-00-DR-C-1003 Rev X (received 12/02/2026)
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Condition 16

- SUDS Verification Report (received 12/02/2026)

Case officer: Sean Gallagher

Signed: SG

Date: 19/05/2026

Authorised Signatory: Helen Lynch

Date: 19/05/2026