



South Tyneside Council

Reference:	260505
Location:	Land to the East of Sunnyside Lane, Cleadon, SR6 7XB
Ward:	Cleadon Village and East Boldon
Description:	Discharge of Condition 5- Detailed drainage scheme
Recommendation:	Approve Details of Condition
Case Officer:	Sean Gallagher
Case Officer Contact No.:	07741 109463

Assessment

Planning permission ref: ST/0172/24/FUL was granted on 08/10/2025, subject to planning conditions.

Condition 5 sets out that:

"Prior to the commencement of the development (excluding demolition, remediation and site preparation) a detailed drainage scheme in respect of the development, that also includes any proposed Sustainable Urban Drainage Systems (SuDS) shall be submitted to, and approved in writing by, the Local Planning Authority. The drainage scheme shall be in accordance with the submitted Flood Risk Assessment received 18/03/2024 forming part of the submitted application documentation. The drainage scheme shall include:

- a) a detailed development layout;*
- b) civil engineering details (including details of the SuDS features - long and cross sections and details regarding the connection point(s) to the public sewer for surface and foul water drainage and the maximum rate of discharge of surface water to the public sewer);*
- c) drainage details to manage run off from private land onto the highway and new adoptable highway areas;*
- d) maintenance requirements, programme and maintenance responsibilities for all SuDS features which shall be in accordance with the submitted Drainage Strategy Report received 18/03/2024 forming part of the submitted application documentation;*
- e) detailed drainage and flood design drawings including hydraulic calculations and MDX model; and*
- f) A risk assessment (in accordance with C753 SuDS manual: Appendix B SuDS Health & Safety Risk Assessment).*

The approved details shall then be implemented to provide appropriate drainage for each dwelling prior to the first occupation of that dwelling and thereafter retained and maintained in accordance with the approved management and maintenance details.

To ensure the discharge of surface and foul water from the site does not increase the risk of flooding and pollution 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 condition 5.

To accompany this application, the applicant has submitted a Drainage Maintenance and Management Schedule, an Engineering Layout (Drg No. 24-006-200 Rev P1) and details of the Surface Water Network.

The LLFA has been consulted on this application and considers that the submitted details are acceptable in terms of limbs (a) to (e).

Limb (f) of the condition requires that a risk assessment be submitted. However, the CIRIA SuDS Manual sets out that a risk assessment is only required where there are open water elements to the scheme. The applicant has confirmed that the only SuDS element associated with the site is the permeable paving. The LLFA have therefore confirmed that a risk assessment is not required in this case, and that condition 5 can be discharged.

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 condition 5 is acceptable, having regard to the LLFA's consultation responses in regard to the information submitted, and that the proposal would accord with Policies ST2 and DM1 of the South Tyneside Local Development Framework and the NPPF.

Recommendations

Approve Details of Condition

List of plans etc. for standard note on decision

Plan Reference

Drainage Maintenance and Management Schedule received 17/07/2026

Engineering Layout Drg No. 24-006-200 Rev P1 received 17/07/2026

Surface Water Network details received 17/07/2026

Email received from applicant 07/08/2026 11:13AM

Case officer: Sean Gallagher

Signed: SG

Date: 10/08/2026

Authorised Signatory: *G. Simmonette*

Date: 10/08/2026