

26.03.2017 ADDENDUM

Item No: 5.6

Application No:	18/00072/REM	Author	Rebecca Andison
Date valid:	16 January 2018	:	
Target decision date:	17 April 2018	☎:	0191 643 6321
		Ward:	Cullercoats

Application type: approval of reserved matters

**Location: Site Of Former Wallington Court Wallington Avenue
Cullercoats Tyne And Wear**

Proposal: Reserved matters application, all matters reserved; for the erection of 12 residential bungalows.

Applicant: Compass Developments, Brian Morris Unit 9 Trafalgar Court South Nelson Industrial Estate Cramlington NE1 4DR

Agent: Napper Architects, 3 Waterloo Square Newcastle Upon Tyne NE1 4DR

RECOMMENDATION: Application Permitted

Consultee Comments

Local Lead Flood Authority

This is a reserved matters application for the erection of 12 residential bungalows. Outline approval was previously granted in 2017 (17/00801/OUT) where the principle of development was accepted.

A Flood Risk Assessment (FRA) was carried out as part of the application. The applicant's intentions are to attenuate surface water within the site using a combination of underground storage tanks & two 900mm diameter sewers for a 1 in 100 year rainfall event. This will discharge into the combined sewer which runs through the site at a controlled rate of 5 litres per second.

The flood risk to neighbouring properties will be reduced as a result of these attenuation techniques and the layout of the site, however it is noted that the boundary fences are designed to allow for the movement of hedgehogs and this will also allow for the passage of overland surface water. As a consequence of this, a field drain will need to be installed within the rear gardens of units 7-12 on the boundary in order to reduce the risk of surface water run-off from the development site affecting the neighbouring properties. Conditional approval is recommended.

Recommendation - Conditional approval

Condition: No development shall commence until details of a surface water management scheme including details of a field drainage system within the rear garden boundaries of plots 7-12 has been submitted to and approved by in writing the Local Planning Authority. Details of future maintenance will also need to be established. Thereafter, this scheme shall be implemented in accordance with the approved details and before the development is occupied.
Reason: In the interests of surface water management

Additional Condition

No development shall commence until details of a surface water management scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of a field drainage system within the rear garden boundaries of plots 7-12, and details of future maintenance. Thereafter, the scheme shall be implemented in accordance with the approved details before the development is occupied.

Reason: This information is required from the outset to provide a satisfactory means of drainage and prevent the increased risk of flooding from any sources in accordance with the NPPF and Policy DM5.12 of the North Tyneside Local Plan 2017.