

ADDENDUM 03.12.15

Item No: 5.5

Application No: 15/01495/FUL Author William Laing
Date valid: 17 September 2015 ☎:
Target decision date: 10 December 2015 Ward: Valley
Committee Date: 8 December 2015

Application type: Full planning application

Location: Land At Former Co Op Buildings, Earsdon Road, Shiremoor, NEWCASTLE UPON TYNE

Proposal: Erection of two storey residential building comprising 16 supported living apartments (Use Class C3), together with associated parking

Applicant: HB Villages Developments Limited, Market Court, 20-24 Church Street, Altrincham, WA14 4DW

RECOMMENDATION: Minded to grant legal agreement req.

Comments have been received from the Lead Local Flood Authority:

This application is for the erection of a two storey residential building comprising 16 supported living apartments (Use Class C3), together with associated parking

A Flood Risk Assessment (FRA) was submitted as part of the planning application that analysed various flooding scenarios that could be associated with the site. Whilst the surrounding area is susceptible to flooding, this site is protected by the existing topography of the land.

The developers intentions are to raise the thresholds on the site by 350mm to protect the buildings from surface water as well as providing attenuation on the site which will capture and store the surface water within the site which is then in turn released into NWL's sewers at a controlled discharge rate.

It is considered that the outline proposals are acceptable in principle and subject to detailed design, conditional approval is recommended.

Recommendation - Conditional Approval

Condition:

No development shall commence until a scheme for surface water management has been submitted to and approved by in writing the Local Planning Authority. Thereafter, this scheme shall be implemented in accordance with the approved details before the development is occupied.

Reason: In the interests of effective surface water management

Amended conditions

Conditions 3 & 4 are proposed to be amalgamated to one condition:

Notwithstanding any indication of materials which may have been given in the application, no development shall take place above foundation levels until a schedule and/or samples of all materials and finishes, including surfacing materials for the development has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: To secure a satisfactory external appearance having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

Condition 11 has been amended to reflect the comments of the Lead Local Flood Authority:

The development shall not begin until details including a scheme for surface water management and details of the disposal of surface water including from the highway, footpaths and other hard surfaces have been approved in writing by the Local Planning Authority and no dwelling shall be occupied until the works for the disposal of surface water have been constructed in accordance with the approved details. The approved details shall be carried out in accordance with the 'Drainage Calculations & Report' by DTA Consulting Engineers LLP and retained thereafter.

Reason: The information is needed at the outset of the development to ensure a satisfactory means of surface water drainage having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

Recommendation changed:

Members should note that the decision has been changed from 'Minded to grant subject to consultation expiry' to 'Minded to grant legal agreement required' as the consultation period has expired.