

ADDENDUM 09.06.17

Item No: 4

Application No:	17/00194/FUL	Author	Julia Dawson
Date valid:	15 February 2017	:	
Target decision date:	17 May 2017	☎:	0191 643 6314
		Ward:	Northumberland

Application type: full planning application

Location: Wallsend Boys Club Rheydt Avenue Wallsend Tyne And Wear NE28 8SX

Proposal: Proposed extension to existing boys club, comprising of a first floor extension to the existing facilities to provide meeting spaces, offices and events areas. Erection of new indoor pitch and new external 4G pitch to replace the existing large pitch (updated FRA and Drainage Strategy - UPLOADED 19TH MAY 2017)

Applicant: Wallsend Boys Club, FAO Mr Robin Cairns Wallsend Boys Club Rheydt Avenue Wallsend Tyne And Wear NE28 8SX

Agent: NORR Consulting, FAO Mr Simon Bell 8th Floor Percy House Percy Street Newcastle Upon Tyne NE1 4PW

RECOMMENDATION: Application Permitted

Additional Consultation Response

Newcastle City Council Local Lead Flood Authority

- The development site has operated as a football club for several years, but was originally part of the Golf Course. At that time houses on Appletree Gardens did not report any flooding incidents. It was only when earthmoving operations began that surface water was shed towards the properties causing internal flooding. It took several meetings between the Newcastle City Council, North Tyneside Council, Northumbrian Water (NWL) and the club before a bund was constructed and an outfall into Northumbrian Water's combined sewer network was agreed to by NWL. The Flood Risk Assessment (FRA) does not refer to any of this history which is disappointing.

- Believe that the Wallsend Burn is an ordinary watercourse east of Rheydt Road. West of the road the water course and was diverted in the 1950's into the surface water sewer that is currently managed by Northumbrian Water. The revised FRA (pluvial Flooding, page 18) refers to the areas of ponding in the south-west corner of the field held back by the bund.. There does not appear to be any consideration of the impact of run-off from the 4G surface in an extreme event. Can all the rainfall that falls on the pitch from the critical

event percolate through the pitch and use the achievable attenuation volume without overflowing onto the surrounding area? If not how will the overflow flow be collected and will the low spot in the south-west corner contain that volume?

- The storage capacity of the pitch is dependent on the percolation rate into the 4G system. It may not fill the whole of the theoretical void available within the single sized material.
- Without a contour drawing there is no evidence that the topography will direct water away from the south-west corner. Prior to NWL agreeing to a direct connection from this area into the SW sewer the burn did overflow in September 2012. It is reasonable to expect water levels post construction of the pitch to be the same as those before.
- The figures should be reviewed following an assessment of the permeability of the surface of the 4G pitch.
- This (percolation rate) should all be evidenced during detail design due to this being a critical part of the drainage design strategy.
- There are some inconsistencies in the climate change allowances listed. On page 15 an increase of 30% is proposed. On page 24 a figure of 40% is quoted. On page 25 the report refers to minimal flooding occurring during the 100 year events, all of which will be accommodated on site. Plans should be provided to show where this storage is to be located.
- Maintenance of the proposed network is not discussed.
- We would expect the detailed design and maintenance, including a detailed schedule for the work required, to be conditioned as part of the approval and encourage NTC LLFA to share that with Newcastle City Council as neighbouring LLFA.

Officer Comments

The concerns raised by Newcastle City Council's Local Lead Flood Authority are noted, however they do not object to the proposed development. North Tyneside's Local Lead Flood Authority has raised no objection, noting the submission of the Flood Risk Assessment and they have recommended conditional approval, advising that surface water will be retained on site and discharged into existing infrastructure at agreed rates.

Condition No.1 of the approval states that the development must be carried out in accordance with the Flood Risk Assessment and Drainage Strategy, Rev.B, 03.05.17 and the Proposed Drainage Strategy, drawing no.C-GA-001, Rev.P3, Jan 17.

Condition 20 states that details of the construction and surfacing of the

artificial pitch must be submitted for approval prior to development commencing.

Officer advice is that, subject to the suggested conditions, the proposed development will not have a significant adverse impact in terms of flooding and therefore on balance is considered to be acceptable.