

ADDENDUM

Item No: 1

Application No:	17/00956/FUL	Author	Rebecca Andison
Date valid:	14 July 2017	:	
Target decision date:	13 October 2017	☎:	0191 643 6321
		Ward:	Riverside

Application type: full planning application

Location: Howdon Landfill Site And Land West Of Waste Transfer Station And Civic Amenity Site Wallsend Road North Shields Tyne And Wear

Proposal: New depot encompassing accommodation for; service vehicle maintenance, staff welfare, associated offices & archive store. external works to incorporate car parking, fueling station, vehicle wash facilities, storage containers, salt barn, gatehouse and ancillary minor structures. External works to include drainage and attenuation systems

Applicant: North Tyneside Council, FAO Ian Lillie Quadrant The Silverlink North Cobalt Business Park Newcastle Upon Tyne NE27 0BY

Agent: Kier North Tyneside, FAO Mr Guy Holmes Block C Harvey Combe Killingworth Newcastle Upon Tyne NE12 6UB

Additional consultee comments

Northumbrian Water

We would have no issues to raise with the above application, provided the application is approved and carried out within strict accordance with the submitted document entitled "*Flood Risk and Drainage Impact Assessment*". In this document it states that surface water from the north and south sections of the site will discharge to the existing watercourse and highway drainage respectively. Foul flows will discharge to the existing public sewer.

We would therefore request that the *Flood Risk and Drainage Impact Assessment* form part of the approved documents as part of any planning approval and the development to be implemented in accordance with this document.

It should be noted that we are not commenting on the quality of the flood risk assessment as a whole or the developers approach to the hierarchy of preference. The council, as the Lead Local Flood Authority, needs to be satisfied that the hierarchy has been fully explored and that the discharge rate and volume is in accordance with their policy. The required discharge rate and

volume may be lower than the Northumbrian Water figures in response to the National and Local Flood Policy requirements and standards.

We can inform you that a public sewer crosses the site and may be affected by the proposed development. Northumbrian Water do not permit a building over or close to our apparatus and therefore we will be contacting the developer direct to establish the exact location of our assets and ensure any necessary diversion, relocation or protection measures required prior to the commencement of the development.

Amended conditions

Condition1 – amended to include *Flood Risk and Drainage Impact Assessment*.

The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications.

Gritter admin building 16-101-137 P1

Gritter garage 16-101-138 P1

Red line boundary 16-101-400 P2

Salt store 16-101-139 P2

Proposed floor plans 16-101 110 M

Proposed elevation 16-101 103 I

Proposed layout 16-101-452 P13

Green store 16-101-140 P4

Swept paths 2001 A, 2002 A, 1001

Flood Risk and Drainage Impact Assessment Rev.A June 2017

Reason: To ensure that the development as carried out does not vary from the approved plans.

Report Amendments

3.3 The southern site would contain the main depot building, a green store, fuelling station, storage containers, vehicle wash facilities and parking. The area to be developed excludes the landscaped mound in the south west section of the site.

8.8 The application site is allocated partly as employment land and partly open space within the Local Plan. The proposal is to develop the currently vacant site to provide a new Council depot, including storage, offices and workshops. The area to be developed excludes the landscaped mound within the south west section of the site but includes a small section of designated open space in the north west corner. This section of open space is currently overgrown and not readily visible from the public domain. Given that it makes a limited contribution to visual amenity, and has no recreational value, its development is considered to be acceptable.

8.9 The proposal is not wholly in keeping with the allocation of the site. However when taking into account the factors set out above, the benefits of securing the development of a large area of vacant employment land are considered to outweigh the loss of a relatively small area of open space.

14.3 The development is considered to comply with relevant National and Local Plan policy and is therefore recommended for approval subject to the removal of the objection from the Biodiversity Officer.