Debbie Campbell

From: planning_admin@redcar-cleveland.gov.uk
Sent: 07 August 2020 14:26
To: Planning Admin
Subject: New comments for application R/2020/0357/OOM

Follow Up Flag: Follow up
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New comments have been received for application R/2020/0357/OOM at site address: LAND AT SOUTH TEES DEVELOPMENT CORPORATION EAST OF SMITHS DOCK ROAD AND WEST OF TEES DOCK ROAD SOUTH BANK

from Engineers (Local Lead Flood Authority) Lyndsey.Hall@redcar-cleveland.gov.uk

Address:

Comment type:
ConditionalResponse

Comments:
The LLFA would offer the following comments;

Having reviewed the Environmental Statement (Vol 3, appendix G) the LLFA would offer no objection in principal to the proposed outline planning application.

The ES provided a three stage approach in relation to flood risk – Assess flood risk, avoid flood risk and manage & mitigate flood risk.

The site is considered a brownfield site and is located in flood zone 1.

The ES takes accounts or climate change to a recognised standard, given the predicted sea level rise it would be appropriate to restrict any development to a minimum ground floor level of 5.79m AOD.

As the application is outline and only seeks to deal with access it is necessary for the LLFA to recommend the standard condition 1, 2 & 3 should you be minded to approve;

1. Prior to the commencement of the development, or in such extended time as may be agreed in writing with the Local Planning Authority, details shall be submitted and approved of the surface water drainage scheme and the development shall be completed in accordance with the approved scheme. The design of the drainage scheme shall include;
(i) Restriction of surface water greenfield run-off rates (QBAR value) with sufficient storage within the system to accommodate a 1 in 30 year storm.
(ii)The method used for calculation of the existing greenfield run-off rate shall be the ICP SUDS method. The design shall also ensure that storm water resulting from a 1 in 100 year event, plus climate change surcharging the system, can be stored on site with minimal risk to persons or property and without overflowing into drains, local highways or watercourses.
(iii) Full Micro Drainage design files (mdx files) including a catchment plan
(iv) The flow path of flood waters for the site as a result on a 1 in 100 year event plus climate change

REASON: To ensure the development is supported by a suitably designed surface water disposal infrastructure scheme and to minimise the risk flooding in the locality.

REASON FOR PRE-COMMENCEMENT: The information is required prior to any works commencing on site it relates to drainage details which are often the first works on site and relate to site preparation.

2. Prior to the commencement of the development, or in such extended time that may be agreed with the Local Planning Authority, details of a Surface Water Drainage Management Plan shall be submitted and approved by the Local Planning Authority. The Management Plan shall include;
(i) The timetable and phasing for construction of the drainage system
(ii) Details of any control structure(s)
(iii) Details of surface water storage structures
(iv) Measures to control silt levels entering the system and out falling into any watercourse during the construction process The development shall, in all respects, be carried out in accordance with the approved Management Plan.

REASON: To ensure the development is supported by an appropriately designed surface water disposal infrastructure scheme and to minimise the risk of increased flooding and contamination of the system during the construction process.

REASON FOR PRE-COMMENCEMENT: The information is required prior to any works commencing on site it relates to drainage details which are often the first works on site and relate to site preparation.

3. The development shall not be occupied until a Management & Maintenance Plan for the surface water drainage scheme has been submitted to and approved by the Local planning Authority; the plan shall include details of the following;
(i) A plan clearly identifying the sections of surface water system that are to be adopted
(ii) Arrangements for the short and long term maintenance of the SuDS elements of the surface water system

REASON: To ensure that the surface water drainage infrastructure is maintained to minimise the risk flooding in the locality.

Case Officer:
Mr D Pedlow