

Lynne Aspery

From: planning_admin@redcar-cleveland.gov.uk
Sent: 02 September 2020 16:04
To: Planning Admin
Subject: New comments for application R/2020/0411/FFM

New comments have been received for application R/2020/0411/FFM at site address: LAND AT REDCAR BULK TERMINAL REDCAR TS10 5QW

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

Address:

Comment type:
ConditionalResponse

Comments:

The LLFA would offer no objection to the proposed development in principle, as the proposal accords with Policy SD7. At this stage there is insufficient information supporting this application and as such would recommend the following non-standard conditions;

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) 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.
(ii) Full Micro Drainage design files (mdx files) including a catchment plan
(iii) 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

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

The development shall, in all respects, be carried out in accordance with the approved Management Plan.

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

Case Officer:
Mr D Pedlow