

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER: R/2021/0674/NM
LOCATION: LAND AT SOUTH BANK WHARF
GRANGETOWN LACKENBY
PROPOSAL: NON-MATERIAL AMENDMENT OF
R/2020/0684/ESM TO VARY THE WORDING OF
CONDITION 5 (SURFACE WATER
MANAGEMENT)

APPLICATION SITE AND DESCRIPTION

Permission is sought for non-material amendment of planning permission R/2020/0684/ESM to amend wording of condition 5.

The application relates to a site situated within the STDC site.

The proposed development was originally granted permission in 2021 under reference R/2020/0684/ESM.

The approved condition was worded as follows, with the following proposed wording being suggested:

Condition 5 – current wording

Prior to the commencement of the development, details shall be submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority of the Surface Water Management and Maintenance Plan. Thereafter the development shall take place in accordance with the approved details.

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

REASON FOR PRE-COMMENCEMENT: A pre-commencement condition is required to ensure that excavations and groundworks do not compromise the installation of the approved surface water drainage infrastructure.

Condition 5 – proposed wording

Prior to the commencement of any works pertaining to drainage, details shall be submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority of the Surface Water Management and Maintenance Plan. Thereafter the development shall take place in accordance with the approved details.

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

DEVELOPMENT PLAN

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

NATIONAL PLANNING POLICIES

National Planning Policy Framework (NPPF)

REDCAR & CLEVELAND LOCAL PLAN (2018)

SD1 Sustainable Development
SD2 Locational Policy
SD3 Development Limits
SD4 General Development Principles
SD7 Flood and Water Management

PLANNING HISTORY

R/2020/0684/ESM Demolition of existing redundant quay structures, capital dredging and development of new quay and associated works (Phase 1)
Approved 19/03/21

RESULTS OF CONSULTATION AND PUBLICITY

No consultation due to the application being for a non-material amendment and not required by the legislation

CONSIDERATION OF PLANNING ISSUES

Permission is sought for a variation to planning permission R/2020/0684/ESM to amend condition 5.

The main issues are, firstly in the context of the development, does the variation of the condition constitute a non-material amendment and secondly is the variation acceptable in the context of the scheme.

The variation of the condition seeks to vary the need for the surface water management and maintenance plan to be approved prior to works commencing on site, including demolition. It is proposed through the application to require the surface water management and maintenance plan to be approved prior to any works relating to drainage, therefore allowing works such as demolition to take place in advance of the discharge of the condition.

The variation of the condition is not considered to result in a material alteration to the proposed development or compromise the delivery of the development as the resulting development will remain unaltered, while consideration will still be given to the relevant details relating to the works through the discharge of the condition 5 at the appropriate time.

CONCLUSION

Taking the contents of the report into consideration the proposed variation is considered acceptable as a non-material amendment. The application is therefore recommended for approval with the reworded condition being proposed.

RECOMMENDATION


Taking into account the content of the report the recommendation is to:

GRANT NON MATERIAL AMENDMENT TO CONDITION 5 OF R/2021/0684/ESM

5. Prior to the commencement of any works pertaining to drainage, details shall be submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority of the Surface Water Management and Maintenance Plan. Thereafter the development shall take place in accordance with the approved details.

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

| Case Officer | |
|---------------------|----------------------------|
| Mr D Pedlow | Principal Planning Officer |
| <i>David Pedlow</i> | 11 August 2021 |

| Delegated Approval Signature | |
|---|----------------------------------|
| Adrian Miller | Head of Planning and Development |
|  | 13 August 2021 |

