

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER: R/2022/0587/CD
LOCATION: LAND AT SOUTH BANK WHARF REDCAR AND CLEVELAND
PROPOSAL: DISCHARGE OF CONDITION 5 (SURFACE WATER) OF PLANING PERMISSION R/2020/0684/ESM FOR DEMOLITION OF EXISTING REDUNDANT QUAY STRUCTURES, CAPITAL DREDGING AND DEVELOPMENT OF NEW QUAY AND ASSOCIATED WORKS (PHASE 1)

APPLICATION SITE

The application relates to the discharge of conditions relating to planning application R/2020/0684/ESM.

The planning permission sought consent for demolition of existing redundant quay structures, capital dredging and development of new quay and associated works (Phase 1) and was approved conditionally on 19/03/21.

CONDITION DETAILS

The following information has been submitted for condition 5

5 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.

Surface Water Management and Maintenance Plan (May 2022) (SBQ1-DCL-CIV-SBKXX-CA-CE-000006-P02) received by the Local Planning Authority on 11/07/22

CONSULTATION RESPONSES

Redcar and Cleveland Borough Council (LLFA)

The LLFA have reviewed the submitted information and note the following; Adequate 1:100 plus 40% CC will be retained within site boundary as the storage potential of the site exceeds the predicted flood volume generated All SW drains directly into the Tees via oil interceptors with retention storage interceptors (3000m3 of storage) Peak flows via flow control to 225l/s The LLFA would offer no objection to the discharge of condition 5

PLANNING CONSIDERATIONS

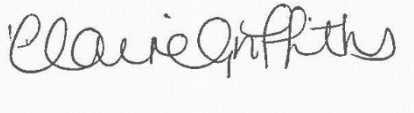
The application relates to the discharge of a condition relating to surface water management and longer term maintenance. A detailed design package has been prepared by Graham for the phase 1 development of the South Bank Quay.

The submitted report has been considered by the LLFA at the Council who have raised no objection to the submitted information. It has therefore been advised that the condition can be discharged

RECOMMENDATION

Taking into account the content of the report the recommendation is to discharge condition 5

Case Officer	
Mr D Pedlow	Principal Planning Officer
<i>David Pedlow</i>	25 August 2022

Delegated Approval Signature	
Claire Griffiths	Development Services Manager
	31/08/2022