

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER: R/2022/0679/CD
LOCATION: LAND AT SOUTH BANK OFF TEES DOCK
ROAD SOUTH BANK
PROPOSAL: DISCHARGE OF CONDITION 3 (FOUL AND
SURFACE WATER) AND 5 (LANDSCAPING) OF
PLANNING PERMISSION R/2022/0355/FFM
FOR THE ERECTION OF INDUSTRIAL
FACILITY (USE CLASS B2/B8), ASSOCIATED
STRUCTURES, HARDSTANDING AND
LANDSCAPING WORKS

APPLICATION SITE

The application relates to the discharge of conditions relating to planning application R/2022/0355/FFM.

The planning permission sought consent for the erection of industrial facility (use class B2/B8), associated structures, hardstanding and landscaping works and was approved conditionally on 16/06/22.

CONDITION DETAILS

The following information has been submitted for conditions 3 and 5

3 Prior to the installation of any drainage works, a detailed scheme for the disposal of foul and surface water from the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.

REASON: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

Drainage Strategy and Strategy layout received 16/08/2022

5 Prior to occupation of the building hereby approved a landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall include size, type and species and a programme of work. The development shall be completed in accordance with the approved details.

REASON: To ensure that the development would respect the site and the surroundings in accordance with policy SD4 of the Local Plan.

Proposal landscape plan received 16/08/2022

CONSULTATION RESPONSES

Northumbrian Water

I can confirm that the drainage plans submitted are satisfactory to Northumbrian Water, and therefore condition 3 can be released.

It should be noted that the Lead Local Flood Authority, as statutory consultee on flood risk and drainage matters, should also be consulted regarding the discharge of any drainage conditions, as the requirements of the Lead Local Flood Authority may differ to those of Northumbrian Water.

Environment Agency

We have no objection to the discharge of condition 3 (Foul and Surface Water). We are satisfied the documents submitted are acceptable and that the condition may now be discharged.

Redcar and Cleveland Borough Council (LLFA)

The LLFA have reviewed the application submitted in support of the discharge of condition 3 and would offer no objection to the discharge. The development shall be carried out in strict accordance with the approved plans as detailed in this application.

PLANNING CONSIDERATIONS

The application submitted deals with matters relating to drainage and .

Matters relating to drainage have been considered by the LLFA, NWL and the Environment Agency. No objection has been raised with regard to the submitted details providing that the development is carried out in accordance with the submitted details/plans.

Details have been submitted with regard to the landscaping to be provided across the site. Given the nature of the site and the limited opportunity across the site due to the scale of the building and area of hardstanding the details are considered to be acceptable.

The application falls outside of the form of development for nitrate neutrality and therefore not requiring additional information / assessment.

RECOMMENDATION

Taking into account the content of the report the recommendation is to discharge conditions 3 and 5 in so far as they relate to the land covered by application R/2022/0355/FF.

Case Officer	
Mr D Pedlow	Principal Planning Officer
<i>David Pedlow</i>	20 September 2022
Delegated Approval Signature	
Claire Griffiths	Development Services Manager
	20/09/2022