

ADDENDUM 1 – 12.01.2023

| | | | |
|------------------------|---------------------|--------|---------------|
| Application No: | 22/02118/FUL | Author | Maxine Ingram |
| Date valid: | 22 November 2022 | ☎: | 0191 643 6322 |
| Target decision date: | 17 January 2023 | Ward: | Camperdown |

Application type: full planning application

**Location: Unit 21 Mylord Crescent Camperdown Industrial Estate
Camperdown Newcastle Upon Tyne NE12 5UJ**

**Proposal: Extension to existing commercial unit to form additional
warehousing space, extension to car park**

Applicant: Gurteen Transport, Mr Paul Gurteen Unit 21 Mylord Crescent
Camperdown Industrial Estate Camperdown Newcastle Upon Tyne NE12 5UJ

Agent: Maria Ferguson Planning Limited, Miss Maria Ferguson 14 Gordon
Crescent Richmond DL10 5AQ

RECOMMENDATION: Minded to grant on expiry consultation

1.0 Internal Consultation

1.1 Lead Local Flood Authority (LLFA)

1.2 I have carried out a review of planning application 22/02118/FUL surface water drainage proposals. I can confirm in principle I have no objections to these proposals as the applicant will be providing surface water attenuation within the developments surface water drainage network and hardstanding area which is proposed to accommodate a 1in100yr storm event + 35% increase for climate change. The surface water from the development will then discharge into a Northumbrian Water surface water sewer at a restricted discharge rate of 5.0l/s. I would highlight if the application is successful the as part of the conditions when providing the developments detailed drainage design the climate change allowances to be applied are 40% on the extreme event modelling for a 100 yr return period.

1.3 I would recommend the following conditions are placed on the application:
- A copy of the detailed surface water drainage design to be provided to the LLLFA for approval prior to construction. This should include a copy of the MicroDrainage report and details on how the surface water discharge rate will be controlled.

- Details of the maintenance regime for the development surface water drainage assets.
- A plan showing the surface water flow paths through the development for rainfall events in exceedance of a 1in100yr storm event in order to establish this magnitude rainfall event will be retained within the site and will not impact on the surrounding area and identifying any mitigation measures required to prevent flooding to buildings during this type of rainfall event.

1.4 Members need to determine whether the proposed development is acceptable in terms of flood risk. It is officer advice that it is, and it would accord with both national and local planning policies.

1.5 Contaminated Land Officer

1.6 I have no objections to this development; however previous land use may have given rise to contamination. I would advise that Waste Acceptance Criteria testing be carried out ensure any waste materials is disposed of at a suitably licensed facility.

1.7 Members need to consider whether the proposed development is acceptable in terms of its impact on ground conditions. It is officer advice that it is.

2.0 Additional Condition

Notwithstanding Condition 1, prior to the commencement of any part of the development hereby approved a detailed surface water drainage design shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority (LLFA). These details shall include:

- a copy of the MicroDrainage report and details on how the surface water discharge rate will be controlled,
- details of the maintenance regime for the development surface water drainage assets; and,
- a plan showing the surface water flow paths through the development for rainfall events in exceedance of a 1in100yr storm event in order to establish this magnitude rainfall event will be retained within the site and will not impact on the surrounding area and identifying any mitigation measures required to prevent flooding to buildings during this type of rainfall event.

Thereafter, the development hereby approved shall be carried out in full accordance with these agreed details and shall be permanently maintained and retained.

Reason: This information is required from the outset to ensure that appropriate drainage can be accommodated on-site to prevent flood risk having regard to the NPPF.