

INTERNAL MEMORANDUM
Highways, Transport & Design

From: Highways, Transport and Design Manager
To: Planning Development Services
FAO: Helen Boston
CC: Planning Administration

Proposal: Application for the erection of a food store with associated car parking and landscaping (Demolition of existing buildings)	Date:	28/01/19		
Location: Land To The East Of Bridge Road, Stockton-on-Tees, TS18 3AD	Ref:	18/2404/FUL	Rev	2

HTE Consultation		Consultation Other	
Network Safety/ Connect Tees Valley		Community Transport	
Highways Network Management		Care for Your Area	

I refer to the updated drawings received: 22/01/19

General Summary

Subject to the comments and conditions set out below the Highways, Transport and Design Manager has no objections to the proposed application for the erection of a food store with associated car parking and landscaping (Demolition of existing buildings).

Highways Comments

The application is for the erection of a food store with associated car parking and landscaping and a Transport Assessment (TA) and site layout plan have been submitted in support of the application.

Traffic Impact

The applicant has submitted a TA and Technical Note (Rev A), in support of the proposed application, which demonstrates that proposed store would not result in a 'net' increase in new traffic, taking account of the traffic associated with the extant uses on the site, as set out in Table 1 below.

Table 1 – Trip Comparison

Trips	Friday PM Peak (16:00 – 17:00)			Saturday Peak (12:00 – 13:00)		
	Arrivals	Departures	Total	Arrivals	Departures	Total
'New' Lidl Trips	16	17	32	26	28	54
Extant Trips	208	249	457	103	105	208
Net Difference	-193	-232	-425	-77	-77	-153

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Based on the information set out in Table 1 above there would be no impact on the local highways network from the proposed store and as such no highways objections are raised.

Site Layout

A site layout plan has been provided, drawing ref A(90)GAP010 Rev 16, which shows the proposed access and car park layout.

The proposed layout is broadly in accordance with the Councils Design guide and car parking has been provided in accordance with SPD3: Parking Provision for Developments 2011.

The store entrance and any other works that affect the adopted highway will be subject to a s278 agreement.

The site layout is, therefore, considered to be acceptable.

Construction Management Plan

A Construction Management Plan should be agreed, should the application be approved, prior to construction commencing on the site and this should be secured by condition.

Landscape & Visual Comments

Layout and Appearance

The applicant has provided an updated layout for the site. The Highways Transport and Design Manager has reviewed the revised drawings (Ref: A(90)GAP010 Rev 16) and updated comments are included below:

1. A demarcation line marking the edge of the applicant’s property is noted on the drawing but no details have been provided. Confirmation of hard landscaping material choice should be controlled by condition;
2. No details of soft landscaping have been provided. The agreement of the landscaping including retention / replacement of any exiting trees should be controlled by condition;
3. No specifications for landscape establishment and maintenance have been provided. The agreement of these specifications should be controlled by condition;
4. No details of enclosure have been provided. The agreement of these details should be controlled by condition;

Flood Risk Management

The applicant has provided sufficient information to satisfy the Local Lead Flood Authority that a surface water runoff solution can be achieved without increasing existing flood risk to the site or the surrounding area. However the applicant has not provided a detailed design for the management of surface water runoff from the proposed development and this information should be secured by condition.

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Informatives and Conditions

Informatives

The following general informatives are noted. An additional and Flood Risk specific informative is noted in the following table:

1. The proposed hard landscaping to the rear of the store on Bridge Road should reflect the hard landscaping of the adjacent areas of public realm, as this area relates to Bridge Road rather than the store;
2. The developers attention is drawn to the requirement of a s278 agreement which may include alterations to highways, footway and landscape improvement that lies outside of the red-line boundary of the application site.;

Conditions

FRM01	FRM - Discharge of Surface Water	<p>The development hereby approved shall not be commenced on site, until a scheme for 'the implementation, maintenance and management of a Sustainable Surface Water Drainage Scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details, the scheme shall include but not be restricted to providing the following details;</p> <ol style="list-style-type: none"> I. Detailed design of the surface water management system; II. A build programme and timetable for the provision of the critical surface water drainage infrastructure; III. A management plan detailing how surface water runoff from the site will be managed during the construction phase; IV. Details of adoption responsibilities. <p>Reason: To ensure the site is developed in a manner that will not increase the risk of surface water flooding to site or surrounding area, in accordance with the guidance within Core Strategy Development Plan Policy CS10 and the National Planning Policy Framework.</p>
FRM02	FRM - Discharge of Surface Water	<p>The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk & Drainage Impact Assessment Revision C dated 12/12/2018 and the following mitigation measures detailed within the FR&DIA.</p> <ul style="list-style-type: none"> • The discharge rate is restricted to 17l/s for all storm events. • The design of the surface water management system should have sufficient storage within the system to accommodate a 1 in 30 year storm and shall also ensure that storm water resulting from a 1 in 100 year event plus 40% climate change surcharging the drainage system can be stored on site. <p>The mitigation measures shall be fully implemented prior to the occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any period as may subsequently be agreed, in writing, by the local planning authority.</p> <p>Reason: To prevent flooding by ensuring the satisfactory storage of /</p>

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		disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.
FRM04	FRM - Informative	<p>Surface water discharges from this site shall be flow regulated to ensure that flooding problems elsewhere in the catchment are not exacerbated. The discharge rates from the site will be restricted to 17l/s with sufficient storage within the system to accommodate a 1 in 30 year storm. The design shall also ensure that storm water resulting from a 1 in 100 year event plus climate change surcharging the drainage system can be stored on site without risk to people or property and without overflowing into drains or watercourse. Full Micro Drainage design files (mdx files) including the catchment plan and 3D topographical survey must be submitted for approval. The flow path of flood waters exiting the site as a result of a rainfall event exceeding the 1 in 100 year event plus climate change should also be provided.</p> <p>The proposed development must not increase the risk of surface water runoff from the site or cause any increased flood risk to neighbouring sites. Any increase in surface water generated by the proposed development or existing surface water / groundwater issues on the site must be alleviated by the installation of sustainable drainage system within the site.</p> <p>The updated guidance states the new allowances for climate change now require both +20% scenario and a +40% scenario. Therefore new surface water drainage scheme designed within the Flood Risk Assessment/Drainage Strategies require at least three sets of calculations; 1 in 30 year event; 1 in 100 year plus 20% climate change and 1 in 100 year plus 40% climate change.</p> <ul style="list-style-type: none"> • Drainage systems can be designed to include a 20% allowance for climate change; • A sensitivity test against the 40% allowance is required to ensure that the additional runoff is wholly contained within the site and there is no increase in the rate of runoff discharged from the site. It must be demonstrated that there are no implications to people from the increased flood hazard (volume between 20% and 40% allowance). It is crucial that the additional runoff from the 40% is contained within the site and does not contribute to an increased flood risk to people/property/critical infrastructure/third parties elsewhere; • If the flows cannot be contained within the site without increasing risk to properties or main infrastructure a 40% allowance must be provided.
ULHC07	Construction Management Plan	<p>Within each phase, no development shall take place, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The Construction Management Plan shall provide details of:</p> <ul style="list-style-type: none"> (i) the site construction access(es) (ii) the parking of vehicles of site operatives and visitors; (iii) loading and unloading of plant and materials including any restrictions on delivery times;

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		<ul style="list-style-type: none"> (iv) storage of plant and materials used in constructing the development; (v) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, (vi) measures to be taken, including but not limited to wheel washing facilities and the use of mechanical road sweepers operating at regular intervals or as and when necessary, to avoid the deposit of mud, grit and dirt on the public highway by vehicles travelling to and from the site; (vii) measures to control and monitor the emission of dust and dirt during construction; (viii) a Site Waste Management Plan; (ix) details of the HGVs routing including any measures necessary to minimise the impact on other road users; (x) measures to protect existing footpaths and verges; and a means of communication with local residents. <p>The approved Construction Management Plan shall be adhered to throughout the construction period.</p> <p>Reason In the interests of highway safety and residential amenity.</p>
ULHC08	Site Construction Access	<p>No development shall take place (except for the purposes of constructing the initial site access) until that part of the access(es) extending 15 metres into the site from the carriageway of the existing highway has been made up and surfaced in accordance with the Councils Design Guide and Specification.</p> <p>Reason In the interests of highway safety.</p>
ULLV01	Landscaping - Hardworks	<p>No development shall commence until full details of proposed hard landscaping has been submitted to and approved in writing by the Local Planning Authority.</p> <p>This shall include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed to the satisfaction of the Local Planning Authority and in accordance with the approved details within a period of 12 months from the date on which the development commenced or prior to the occupation of any part of the development. Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the owner as soon as practicably possible.</p> <p>Reason: To enable the LPA to control details of the proposed development, to ensure a high quality hard landscaping scheme is provided in the interests of visual amenity which contributes positively to local character of the area.</p>
ULLV03	Enclosure	<p>Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, (whichever is applicable) prior to the commencement of development, details of the enclosure shall be</p>

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		<p>submitted to and approved in writing by the Local Planning Authority. Such means of enclosure shall be erected before the development hereby approved is occupied.</p> <p>Reason: In the interests of the visual amenities of the locality.</p>
ULLV04	Street Furniture	<p>Prior to the commencement of development, details of any street furniture associated with the development shall be submitted to and approved in writing by the Local Planning Authority. Such street furniture as agreed shall be erected before the development hereby approved is occupied.</p> <p>Reason: In the interests of the visual amenity of the locality.</p>
ULLV06	Landscaping - Softworks	<p>No development shall commence until full details of Soft Landscaping has been submitted to and approved in writing by the Local Planning Authority.</p> <p>This will be a detailed planting plan and specification of works indicating soil depths, plant species, numbers, densities, locations inter relationship of plants, stock size and type, grass, and planting methods including construction techniques for tree pits in hard surfacing and root barriers. All works shall be in accordance with the approved plans.</p> <p>All existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan. The scheme shall be completed in the first planting season following:</p> <ul style="list-style-type: none"> (i) Commencement of the development; (ii) or agreed phases; (iii) or prior to the occupation of any part of the development; <p>and the development shall not be brought into use until the scheme has been completed to the satisfaction of the Local Planning Authority.</p> <p>Reason: To ensure a high quality planting scheme is provided in the interests of visual amenity which contributes positively to local character and enhances bio diversity.</p> <p>Informative: The following British Standards should be referred to:</p> <ul style="list-style-type: none"> a) BS: 3882:2015 Specification for topsoil b) BS: 8545:2014 Trees: from nursery to independence in the landscape – Recommendations c) BS: 8601:2013 Specification for subsoil and requirements for use d) BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations e) BS: 3998:2010 Tree work – Recommendations f) BS: 7370-4:1993 Grounds maintenance part 4. Recommendations for maintenance of soft landscape (other than amenity turf). g) BS: 3936-1:1992 Nursery Stock - Part 1: Specification for trees and shrubs h) BS: 4428:1989 Code of practice for general landscaping operations (excluding hard surfaces) i) BS: 4043:1989 Recommendations for Transplanting root-balled trees

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ULLV14	Soft Landscape Management and Maintenance	<p>No development shall commence until full details of proposed soft landscape management has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The soft landscape management plan shall include, long term design objectives, management responsibilities and maintenance schedules, replacement programme for all landscape areas including retained vegetation, (other than small privately owned domestic gardens), maintenance access routes to demonstrate operations can be undertaken from publically accessible land, special measures relating to the time of year such as protected species and their habitat, management of trees within close proximity of private properties etc. This information shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Any vegetation within a period of 5 years from the date of from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the LPA is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season.</p> <p>Landscape maintenance shall be detailed for the initial 5 year establishment from date of completion of the total scheme regardless of any phased development period followed by a long-term management plan for a period of 20 years. The landscape management plan shall be carried out as approved</p> <p>Reason: To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity.</p>
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