

**DELEGATED**

**AGENDA NO  
PLANNING COMMITTEE  
24 November 2021  
REPORT OF DIRECTOR OF FINANCE,  
DEVELOPMENT AND BUSINESS SERVICES**

**UPDATE REPORT**

**21/2240/FUL**

**Land At Urlay Nook Road , Eaglescliffe , Stockton-On-Tees**

**Erection of B2/B8 warehouse with ancillary attached office accommodation and 3no. B2/B8 hybrid blocks (comprising 19no. individual units) to include associated access, works, and landscaping.**

**Expiry Date** 30<sup>th</sup> November 2021

**SUMMARY**

Since the writing of the report, the applicant has updated the drainage strategy and the Lead Local Flood Authority has reviewed and amended their comments as detailed below

*The LLFA are now satisfied that 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.*

Condition 19 and 20 will remain unchanged and two additional conditions are proposed as detailed below.

**Discharge of Surface Water**

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) & Drainage Strategy Report Rev 02 dated 23rd November 2021 and the following mitigation measures detailed within the FRA

- Discharge to Nelly Burdons Beck restricted to 5.4 l/s

Reason: To prevent flooding by ensuring the satisfactory storage of / disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

**Discharge of Surface Water**

The buildings hereby approved shall not be brought into use until:-

- I. Requisite elements of the approved surface water management scheme for the development, or any phase of the development are in place and fully operational to serve said buildings
- II. The drawings of all Suds features have been submitted and approved in writing by the Local Planning Authority, the drawings should highlight all site levels, including the 30year and 100year+cc flood levels and confirmation of storage capacity
- III. A Management and maintenance plan of the approved Surface Water Drainage scheme has been submitted and approved in writing by the Local Planning Authority, this should include the funding arrangements and cover the lifetime of the development

Reason: To reduce flood risk and ensure satisfactory long term maintenance are in place for the lifetime of the development