

SECOND SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
29th January 2019

Agenda item 7

Application Ref. 18/00854/REM

Land at Deans Lane and Moss Grove, Red Street

Further consultation comments of the **Lead Local Flood Authority (LLFA)** have now been received following additional flood risk information that was submitted.

The LLFA have advised that the additional information provided is not the detailed drainage scheme that was required to be included by reason of condition 6 as part of the reserved matters submission when outline planning permission was granted under 16/00902/DEEM4. However, they specify what further information is required as part of an acceptable detailed drainage scheme.

Officer Response

The LLFA would have no objection to the condition being amended to require the approval of such details prior to the commencement of the development. Whilst there is no application before the authority to amend the condition, this does suggest that the LLFA are content that the layout proposed and the information submitted to date can be the basis for the development of an acceptable detailed drainage scheme without requiring fundamental changes to the design of the development as a whole. Therefore, a further condition, which secures an acceptable drainage scheme, is considered appropriate and it would put the onus on the applicant to demonstrate an acceptable drainage design within the approved layout.

In light of the above the recommendation is amended as follows:

PERMIT subject to conditions relating to the following:

- 1. Link to outline planning permission and conditions**
- 2. Approved plans**
- 3. Facing and roofing materials**
- 4. Boundary treatments**
- 5. Soft landscaping scheme**

- 6. Method Statement for protection, treatment and future management of hedgerows**
- 7. Off site highway works – provision of accesses and to tie in the existing highway & footway on Moss Grove into the carriageway & footway to the development site**
- 8. Provision of visibility splays**
- 9. Surfacing of parking areas**
- 10. Detailed drainage scheme, including surface water drainage**
- 11. Retention of garages for parking of motor vehicles and cycles**
- 12. Footpath link completed**
- 13. Trees shown as retained shall be retained and protected throughout construction**
- 14. Approval does not constitute the LPA's approval pursuant subject of other conditions of the outline planning permission, these needing to be subject of separate application**