

**SECONDARY SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**20<sup>th</sup> June 2023**

**Agenda Item 5**

**Application Ref. 23/00192/DEEM3**

**Land to the south of Liverpool Rd, Newcastle**

Further comments have been received from the **Lead Local Flood Authority (LLFA)**. They are now satisfied with the submitted proposals and have no objection to the granting of planning permission subject to conditions regarding drainage maintenance, implementation of approved drainage scheme and arrangements for the control of surface water as part of any temporary works.

**Recommendation amended as follows;**

**A. Subject to the applicant first entering into a Section 106 obligation by the 28th July 2023 to secure £50,000 towards improvement of pedestrian/cycle infrastructure,**

**PERMIT the application subject to conditions relating to the following matters:-**

1. Standard time limit for commencement of development
2. Approved plans
3. Automatic Number Plate Recognition (ANPR)/Barrierless system access
4. Pedestrian visibility splays
5. Parking and circulation routes
6. Off-site highway works
7. Signage scheme
8. Boundary treatments
9. Piled foundations
10. Construction Environmental Management Plan
11. Works exclusion zone adjacent the pedestrian underpass
12. Construction environmental management plan
13. Details of piling
14. Noise from plant and machinery
15. Scheme to deter anti-social behaviour
16. Lighting
17. Landscaping scheme
18. Implementation of approved drainage scheme
19. Drainage maintenance
20. Control of surface water as part of any temporary works
21. Material samples
22. Construction hours

**B. Should the matters referred to in (A) above not be secured within the above period, then the Head of Planning be given delegated authority to refuse the application on the grounds that without such matters being secured the development would fail to secure sustainable development objectives, or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.**