

Development Control (South Sunderland) Sub- Committee

2 October 2017

Late Sheets

ITEM 3 – Planning and Related Applications

PAGE NO(s).	APPLN. NO	SITE	DETAILS OF SPEAKERS AND ATTENDEES
3-13	17/00500/VA4	42-45 Nile Street Sunderland	No speakers

Late Representations

The committee report notes, at page 13, that an update will be provided in terms of land contamination and drainage.

In terms of land contamination, the Environmental Health Officer has recommended, following the submission of an application to discharge conditions (ref: 17/00501/EDI), that conditions covering ground conditions attached to an earlier grant of planning permission can now be discharged (conditions 5 & 6 from ref: 16/00748/FU4).

In terms of drainage, the Lead Local Flood Authority has recommended that, following the submission of an application to discharge conditions (ref: 17/00501/EDI), the condition covering drainage attached to an earlier grant of planning permission cannot yet be discharged (condition 4 from ref: 16/00748/VA4).

Officers therefore recommend the conditions are added / amended as noted below.

Condition 2

The development hereby granted permission shall be carried out in full accordance with the following approved plans:

- Elevations (Drg. No. GA_200_10)
- Roof Layout (Drg. No. GA_200_09A)
- Fifth Floor Layout (Drg. No. GA_200_08)
- Fourth Floor Layout (GA_200_07)
- Third Floor Layout (Drg. No. GA_200_06)
- Second Floor Layout (Drg. No. GA_200_05)
- First Floor Layout (Drg. No. GA_200_04)
- Ground Floor Layout (Drg. No. GA-200_03A)
- Ground Level Site Plan (Drg. No. GA_200_02)

*** Information submitted to discharge conditions 5 and 6 from 16/00748/FU4 (ref: 17/00501/EDI)**

Reason: In order to ensure that the completed development accords with the

Additional condition (no. 4)

Development must not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environment Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that the risks from land contaminated to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN14 of the adopted Unitary Development Plan.

Additional condition (no. 5)

The remediation scheme approved under Condition number 5 (Submission of Remediation Scheme) must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation,. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimise, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN14 of the Unitary Development Plan.

Additional condition (no. 6)

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition number 6 (Site Characterisation), and when remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition number 7 (Submission of Remediation Scheme), which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared which is subject to the approval in writing of the Local Planning Authority in accordance with condition number 8 (Implementation of Approved Remediation Scheme). If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the

extent specified by the Local Planning Authority in writing until this condition has been complied with in relation to that contamination.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks and in accordance with policy EN14 of the Unitary Development Plan.

Additional condition (no. 7)

No development should commence on site until detailed surface water and foul drainage design is submitted and approved to ensure that there is no flood risk from the development. This should include among other things confirmation of agreement of connection point with Northumbrian Water, flow control locations and, overflow points from the green roof.

RECOMMENDATION:

If Members are minded to Grant planning permission, the suggested conditions should be amended/ added to as noted above.