

**Development Control (South Sunderland and City Centre)
Sub-Committee**

29 March 2011

REPORTS FOR CIRCULATION

REPORT BY DEPUTY CHIEF EXECUTIVE

PURPOSE OF REPORT

This report is circulated to the Sub Committee Meeting. It includes additional information received after the preparation of both the report on applications and the supplement. This information may allow a revised recommendation to be made.

LIST OF CIRCULATED ITEMS

Applications for the following sites are included in this report.

South Area

1. Part of Former Quarry View Primary School, Saint Lukes Road, Sunderland

Number:	2
Application Number	11/00296/LAP
Proposal:	Erection of new primary school with associated landscaping, parking and access.
Location:	Part of the former Quarry View Primary School, Saint Lukes Road, Sunderland

As set out in the main agenda report, written confirmation was awaited from the Environment Agency (EA) which formally removed their objection to the proposed development and provided details as to the drainage / surface water condition to be imposed on any grant of consent. In this regard, it can be confirmed that the EA has now formally removed their objection to the proposed development this is however on the proviso that a planning condition relating to surface water and drainage be imposed on any grant of consent.

The suggested wording of the condition is as follows:-

No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority in conjunction with the Environment Agency. Thereafter the scheme shall be implemented in complete accordance with the approved details before the development is completed. The scheme shall also include:

- Confirmation the network will be able to operate without flooding up to the 30 year peak storm event plus a climate change allowance.
- Confirmation that any flooding from the drainage network up to the 100 year peak storm will be retained on site at no risk to people or property.
- Confirmation that any permission required from sewer owners downstream is gained.
- Details of how the scheme shall be maintained and managed after completion.

To prevent the increased risk of flooding and ensure future maintenance of the surface water drainage system, in accordance with policy EN11 and EN12 of the UDP.

Conclusion

As set out in the main agenda and supplementary reports, it is considered that the proposed replacement primary school is an acceptable form of development. As such it is recommended that Members approve the application in accordance with Regulation 3 of the Town and Country

Planning General Regulations 1992 subject to the conditions set out in the supplementary report and the additional condition as detailed above.

Recommendation: GRANT CONSENT in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992