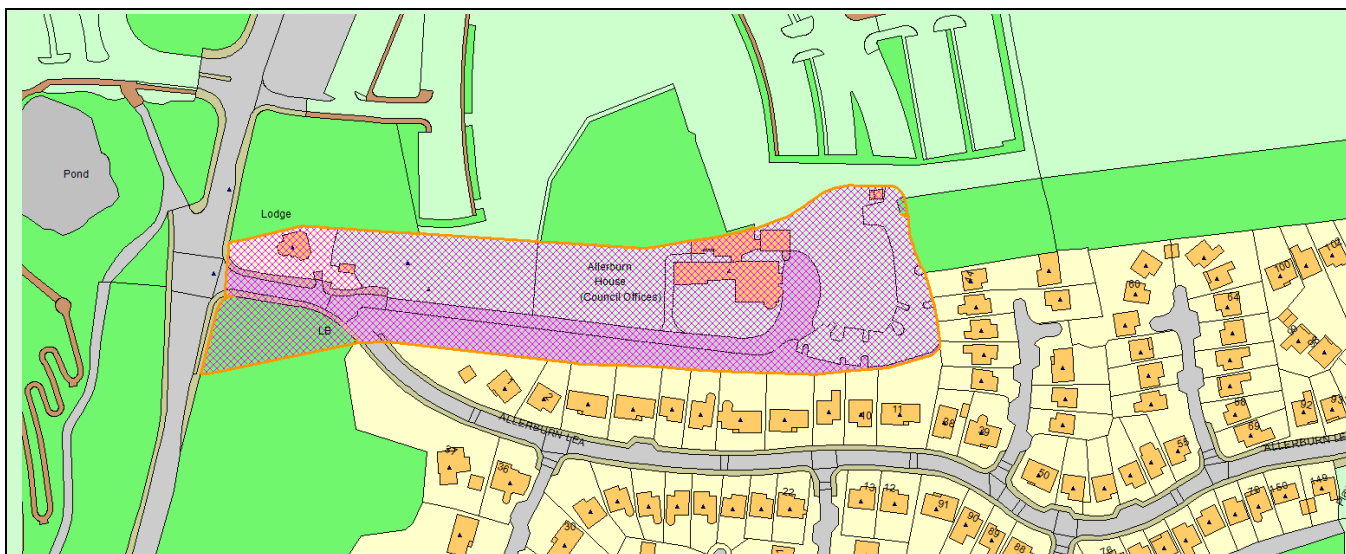




Northumberland County Council

North Northumberland Local Area Council
20th September 2018

Application No:	18/02409/VARYCO		
Proposal:	Variation of condition 2 (approved plans) of approved planning application 16/03770/FUL. Substitution of house type on plot 16 from HT3 to HTA. Re-positioning and substitution of house types as follows: Plot 18 from house type HT2 to HT1A, Plot 19 from house type HT3 to HT1A and removal of double garage, Plot 20 from house type HT1 to HT1A - Amended 30/08/18		
Site Address	Allerburn House , Denwick Lane, Alnwick, NE66 1YY		
Applicant:	Mr Neil Turnbull Wansbeck Workspace, Rotary Way, Ashington, NE63 8QZ United Kingdom	Agent:	Ms Carole Inman St Jude's, Barker Street, Shieldfield, Newcastle upon Tyne NE2 1AS
Ward	Alnwick	Parish	Alnwick
Valid Date:	19 July 2018	Expiry Date:	18 October 2018
Case Officer Details:	Name: Mr Ragu Sittambalam Job Title: Planning Officer Tel No: 01670 622704 Email: Ragu.Sittambalam@northumberland.gov.uk		



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1. Introduction

- 1.1 As an application from Ascent Homes, a subsidiary of Arch; a Northumberland County Council owned development company. The application has been reviewed by the Head of Service and the Planning Chair of the North Northumberland Local Area Council confirming that the application should be referred to Planning Committee for determination.
- 1.2 Section 73 of the Town and Country Planning Act 1990 allows applications to be made for permission to develop without complying with a condition(s) previously imposed on a planning permission. The Local Planning Authority can grant such permission unconditionally, subject to different conditions or refuse the application if it is determined that the original condition(s) should continue.
- 1.3 The application was amended as follows;
- 28/08/18 - Submission of previously approved supporting information.
- 1.4 The following planning history is of relevance to this proposal;
- Discharge of conditions under 17/01327/DISCON for pre-commencement matters.
 - Discharge of conditions under 17/04012/DISCON for material treatments.
 - Non-material amendment under 18/01634/NONMAT which modified the housetypes to plots at the west end of the development.
 - Planning application under 18/00672/FUL to allow for demolition of a modern extension to Allerburn House with new build properties in its place. This application was refused and is now subject to appeal under APP/P2935/W/18/3209686.

2. Description of the Proposals

- 2.1 The application seeks to vary conditions attached to an earlier grant of planning permission at Allerburn House, Denwick Lane, Alnwick(16/03770/FUL). The earlier grant of planning permission gave consent for:

Proposal for 20 no dwelling houses through conversion of existing buildings (10 units) and erection of 10 new build units

- 2.2 The application seeks to vary the approved plans for under Condition 2;

The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and reports reference:

N81:2418 PL09 - Demolition Plans

N81:2418 PL06A - Proposed Boundary Treatment Plan

N81:2418 PL04B - Proposed Site Plan (showing ground floors)

N81:2418 PL05B - Proposed Site Plan (showing roof plans)

N81:2418 PL07A - Proposed Surface Materials Plan
N81:2418 PL14A - House type 1 Plans
N81:2418 PL15A - House type 1 Elevations
N81:2418 PL16 - House type 2 Plans
N81:2418 PL17 - House type 2 Elevations
N81:2418 PL18A - House type 3 Plans
N81:2418 PL19A - House type 3 Elevations
1611/01/P3 - Engineering Layout
1650/SK10/P1 - Exceedance Plan
Arboricultural Method Statement
Arboricultural Impact Assessment At Allerburn, Alnwick for Arch; The Northumberland Development Company by T Archment ND HND Arb Tech. Arbor A

Reason: To ensure the development is carried out in accordance with the approved plans.

2.3 The variation proposes the following changes;

- Carry out changes as part of the previously approved non-material amendment (18/01634/NONMAT) to the east of the site.
- Remove 1 no. dwelling from the west of the site and re-orientate the remaining properties.
- Carry out minor modifications to the house types across the development.

3. Planning History

Reference Number: 16/03770/FUL

Description: Proposal for 20 no dwelling houses through conversion of existing buildings (10 units) and erection of 10 new build units

Status: Permitted

Reference Number: 17/01327/DISCON

Description: Discharge of condition 4 (Construction Method Statement), 13 (Ground Gases), 15 (Memorial Tree), 16 (Surface Water) and 17 (CCTV Drainage Survey) relating to planning permission 16/03770/FUL - Proposal for 20 no dwelling houses through conversion of existing buildings (10 units) and erection of 10 new build units

Status: Permitted

Reference Number: 17/03830/VARYCO

Description: Variation of condition 2 (approved plans) of application 16/03770/FUL

Status: Withdrawn

Reference Number: 17/04012/DISCON

Description: Discharge of condition 3 (materials) of approved planning application 16/03770/FUL

Status: Permitted

Reference Number: 18/00672/FUL

Description: Development of 14 Dwellings; Conversion of Allerburn House to 3 Apartments including demolition of later extensions and Refurbishment of Lodge - Amended 27/03/18

Status: Refused

Reference Number: 18/01634/NONMAT

Description: Non Material Amendment (substitution of house types for plots 2,3,4,& 5 removal of existing & proposed single garages & replace with new double garage to plot 2) on approved planning application 16/03770/FUL.

Status: Permitted

Reference Number: 18/02423/NONMAT

Description: Non-material amendment relating to approved application 16/03770/FUL - substitution of housetypes for plots 2, 3, 4 & 5, removal of existing and proposed single garages and replace with new double garage to plot 2

Status: Permitted

Reference Number: 18/02786/DISCON

Description: Discharge of Condition 5 (Highways 2) on approved Planning application 16/03770/FUL

Status: Pending Consideration

Reference Number: 18/02811/FUL

Description: Proposals for the conversion of Allerburn House into 3 apartments, demolition of adhoc extensions to Allerburn House and the erection of 6 new build units

Status: Pending Consideration

Reference Number: A/2009/0079

Description: Removal of Condition 2 of Planning Permission 95/A/135 to allow unrestricted occupancy of dwelling.

Status: Permitted

Reference Number: A/2004/0497

Description: Erection of modular office building

Status: Permitted

Appeals

Reference Number: A/SX3/2011/0001/A

Description: Development Appeal

Status: Valid

4. Consultee Responses

Alnwick Town Council	No Objection; The Town Council would like to note that the plans on the Planning Portal are confusing as some refer to a Plot 20 and others do not.
Highways Development Management (HDM)	No Objection; When assessing a variation of condition application, the Highway Authority checks that any proposed variation does not have an adverse impact on the safety of all users of the Highway or on the highway network. The applicant has confirmed through email received on 23/08/2018, regarding our previous concerns with regards to proposed variation for Plot 20 from house type HT1 to HT1A. The new VARYCO proposal involves the removal of plot 17 from approval 16/03770/FUL, therefore there is 1 no. plot fewer in the new VARYCO application. For Plot 20, the proposed change from house type HT1 (4 bed) to HT1A (5 bed) has been changed to plot 19, the proposed change is also acceptable as the parking provision still remains same for 4 bed to 5 bed and therefore we have no objection to the proposed variation.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	19
Number of Objections	1
Number of Support	0
Number of General Comments	0

Notices

General site notice - 13th August 2018

Press notice - Northumberland Gazette 26th - July 2018

Summary of Responses:

- 5.1 1 objection was received raising issues over how the developer, a Council owned company has acted regarding this site. Whilst this is not considered to be a material planning matter, the application has been brought before Members to be determined at Committee due to the developer's affiliation with Northumberland County Council.
- 5.2 The above is a summary of the comments. The full written text is available on our website at:
<http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=PBECHPQSHMZ00>

6. Planning Policy

6.1 Neighbourhood Plan Policy

ADNP - Alnwick & Denwick Neighbourhood Plan (2017)

- H1 Quantity of housing
- H2 Location of housing development
- H3 Ensuring a choice of housing
- H4 Housing design
- CF2 Outdoor Sports & Leisure
- ENV3 Local Green Space

6.2 Local Plan Policy

ACS - Alnwick LDF Core Strategy (2007)

- S1 Location and scale of new development
- S2 The sequential approach to development
- S3 Sustainability criteria
- S5 Housing density
- S6 Provision of affordable housing
- S11 Locating development to maximise accessibility and minimise impact from travel
- S12 Protecting and enhancing biodiversity and geodiversity
- S13 Landscape character
- S15 Protecting the built and historic environment
- S16 General design principles

ALP - Alnwick District Wide Local Plan (1997)

- TT5 Controlling car parking provision (and Appendix E)
- APPENDIX E Car parking standards for development
- CD32 Controlling development that is detrimental to the environment and residential amenity
- BE2 Regional and local archaeological significance
- BE8/Appendix B Design in New Dwellings

6.3 National Planning Policy

NPPF - National Planning Policy Framework (2018)

NPPG - National Planning Practice Guidance (2014, as updated)

6.4 Emerging Policy

NLP - Northumberland Local Plan (2018)

6.5 Other Documents/Strategies

Northumberland Five-year Supply of Deliverable Sites: 2017 to 2022 (2017)

SHMA - Northumberland Strategic Housing Market Assessment (2018)

Alnwick Landscape Character Assessment Supplementary Planning Document

7. Appraisal

- 7.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF operates under a presumption in favour of sustainable development. It states that development proposals, which accord with the development plan, should be approved without delay. The adopted Development Plan where the site is located comprises the saved policies of the Alnwick District Wide Local Plan (1997) and the Alnwick LDF Core Strategy (2007) but is primarily led by the Alnwick & Denwick Neighbourhood Plan (2017).
- 7.2 The Northumberland Local Plan was published in draft for consultation on 04/07/18, in accordance with Paragraph 48 of the NPPF; the policies contained within the document at this stage carry minimal weight in the determination of planning applications.
- 7.3 The principle of development has already been established for this proposal through the previous decision; given the proposed changes the main issues in the consideration of this application are;
- Visual Impact
 - Amenity
 - Transport
 - Conditions
 - Procedural Matters

Visual Impact

- 7.4 Design considers the appearance of the development independently and as part of the immediate streetscene. The variation would make changes to the elevational treatments of the dwellings as well as making alterations to the layout through the removal of a dwelling to the western portion of the site.
- 7.5 *HD5 of the ADNP sets out the design principles for new development outside the historic core of the town.*
- 7.6 *S16 of ACS sets out that all development will be expected to achieve a high standard of design reflecting local character and distinctiveness in traditional or contemporary design and materials.*
- 7.7 *BE8 of the ALP specifies the relevant appendix to assess proposals for new dwellings and extensions (in this case Appendix A). Appendix A covers criteria relating to layout, access, car parking, design, materials and landscaping. It is acknowledged that this policy in part is not fully compliant with the NPPF in terms of its prescriptive nature.*
- 7.8 *Paragraph 127 of the NPPF states that Planning decisions should ensure that developments:*
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)

- 7.9 The removal of a dwelling would allow for a greater degree of separation and spacing between properties to the west, allowing them to sit alongside one another in an improved, manner compared to that of the approved layout. The elevational changes would be limited in scope but would overall provide a reduction in scale which would lessen the impact that new built form would have on Allerburn House.
- 7.10 The design of the proposal is therefore considered acceptable and in accordance with HD5 of the ADNP, S16 of the ACS, and the NPPF.

Amenity

- 7.11 The assessment of neighbour issues seeks to appraise whether a development would have an adverse impact on properties nearby in terms of appearing overbearing, impacting privacy or issues arising from a proposed use. The layout has been previously approved with the application proposing changes to the layout.
- 7.12 *Paragraph 127 of the NPPF states that planning decisions should;*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*
- 7.13 *Policy CD32 of the ALP states that permission will not be granted for development which would cause demonstrable harm to the amenity of residential areas or to the environment generally.*

- 7.14 The changes proposed as part of this application would not affect residents outside of the application site versus what was originally approved nor would there be a substantial impact on amenity for the properties within the development. The removal of a dwelling would improve separation distances particularly to the west of the site with the changes in the overall scale of properties, having limited effect.
- 7.15 Overall the impact on amenity is considered acceptable, in accordance with CD32 of the ALP and the NPPF.

Transport

- 7.16 Transport considers the impact the development would have in terms of vehicle movements, the internal layout of development and pedestrian connectivity. The application has been assessed by Highways Development

Management (HDM). Matters relating to highway capacity and the quantum of development are not considered to be an issue given the extant position.

- 7.17 *S11 of the ACS sets out criteria to which the location of development is likely to maximise accessibility and minimise the impacts of traffic generated.*
- 7.18 *Paragraph 109 of the NPPF sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*
- 7.19 HDM have reviewed the application raising no objection to the proposed changes to the plot layout and house types with the properties capable of accommodating a suitable level of in-curtilage parking. Therefore the impact on highway safety is considered acceptable, in accordance with S11 of the ACS and the NPPF.

Conditions

- 7.20 The previously imposed conditions have been duplicated but modified where matters have been addressed through approved applications to discharge conditions. The applicant has confirmed agreement of the conditions prior to the preparation of this report.

Procedural Matters

- 7.21 *Equality Duty*
- 7.22 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Crime and Disorder Act Implications

- 7.23 These proposals have no implications in relation to crime and disorder.

Human Rights Act Implications

- 7.24 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

- 7.25 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.
- 7.26 Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

8. Conclusion

- 8.1 The main planning considerations in determining this application have been set out and considered above stating accordance with relevant Neighbourhood Plan and Local Plan Policy. The application has also been considered against the relevant sections within the National Planning Policy Framework (NPPF) and there is not considered to be any conflict between the local policies and the NPPF on the matters of relevance in this case.
- 8.2
- 8.3 The application has addressed the main considerations and would accord with relevant policy. The proposal is therefore supported.
- 8.4
- 8.5 Relevant conditions have been attached and modified where necessary in accordance with the on-site delivery and previously approved discharge of conditions application.
- 8.6
- 8.7 The previously imposed legal agreement to secure an off site affordable housing contribution would remain but would be considered liable for reduction given the overall decrease in the number of dwellings versus the original approval. This would need to be done through a s106A application to modify the legal agreement.

9. Recommendation

That this application be GRANTED subject to the following:

Conditions

01. Approved Plans

Except where modified by the conditions attached to this planning permission, the development shall be carried out in accordance with the details shown on plan number;

1. PL-16 - Lodge Building - Proposed
2. PL-18 - Allerburn House - Demolition Plans
3. PL-19 - Allerburn House - Proposed Floor Plans
4. PL-21 - Allerburn House - Proposed elevations
5. PL-22 - Allerburn House - Streetscape 1
6. PL-108 Rev A - House type 1A Planning Drawings - Plans
7. PL-109 Rev A - House type 1A Planning Drawings - Elevations
8. PL-111 Rev A - House type 12.5 Planning Drawings - Plans
9. PL-112 Rev A - House type 12.5 Planning Drawings - Elevations
10. PL-113 Rev A - House type A Planning Drawings - Plans
11. PL-114 Rev A - House type A Planning Drawings - Elevations
12. PL-204 - Proposed Site Plan (showing Ground Floors)
13. PL-205 - Proposed Site Plan (showing Roof Plans)
14. PL-206 - Proposed Boundary Treatment Plan
15. PL-207 - Proposed Surface Materials Plan
16. AIA TPP Rev D - Tree Protection Plan

Reason: To ensure the development is carried out in accordance with the approved plans

Development Management

02. Materials in Accordance with Submitted Details

Notwithstanding information contained within the approved plans, the materials shall be carried out in accordance with the details contained within;

a) N81:2671 Allerburn House, Alnwick - Materials Schedule

Reason: In the interests of visual amenity in accordance with Policy S16 of the Alnwick LDF Core Strategy.

County Ecologist

03. Works in Accordance with Report

No development shall take place unless in accordance with the mitigation detailed within the report Allerburn House, Alnwick, Proposed Development Bat And Barn Owl Report - Summer 2016 by Ruth Hadden including, but not restricted to:

- a) A Natural England Low Impact Class Licence will be required before any works commence.
- b) Prior to the development 3 Schwegler 2F bat boxes will be erected on a tree to the east of the present buildings.
- c) Sensitive timing of demolition works in spring to autumn to avoid hibernating bats.
- d) Contractor induction on bat presence, provide Method Statement to contractors;

- e) Bat licensee (licensed bat ecologist) will supervise the hand-removal of roof materials wherever bats are likely to be present.
- f) Advice given for the safe removal of any bats found from harm during the development under different weather conditions.
- g) External lighting will be on a relatively short timer, directed away from bat flight paths and motion-sensitive only to large objects.
- h) Roosts will be maintained as at present, in a total of seven roosting sites that have presently been identified.

Reason: To maintain the favourable conservation status of protected species in accordance with Alnwick LDF Core Strategy Policy S12 and the National Planning Policy Framework.

04. Work in Accordance with Report (Trees)

No Development shall take place unless in accordance with the the report Allernburn House, Alnwick, Proposed Development Extended Phase 1 Survey Report, August 2016 by Ruth Hadden and Arboricultural Method Statement For Trees at Allernburn Alnwick (All About Trees, May 2016) Including:

- a) Retention of the larger specimen trees and the translocation as necessary for the smaller trees as necessary
- b) Further trees to be felled should be checked for bat roost potential by a bat survey/inspection.
- c) To prevent any disturbance to the trees to be retained on site, the root protection areas should be fenced off to prevent machinery access and excavated soils from being dumped in the areas at the tree bases causing damage and soil compaction.
- d) Pile foundations will be used to maintain tree health.
- e) To prevent any destruction of active bird's nests, the removal of any shrubs or trees to be avoided during the peak-nesting season (March to August inclusive). Any nest located in the buildings, tree or shrub to be left in-situ until the nestlings have fledged.
- f) If any trees are to be removed any ivy (*Hedera helix*) present needs to be removed prior to felling.
- g) In areas to be landscaped such as around any parking areas and driveway areas, the following garden plants are suggested to increase insect life, which in turn will be food for bats and birds. Buddleia, ivy, honeysuckle, dogrose, fieldrose, lemon balm, thymes, evening primrose, champions, pinks and hebes. Sheltered corners created by tree planting, the building and fences are all beneficial to bats. Walls with sedums, pennywort and ivy leaved toadflax are attractive and also encourage insects. Any small area of shrubs and hedges planted throughout the site, and further garden plantings will enhance the feeding areas for bats and give cover for nesting birds.
- h) A control programme for Japanese Knotweed will be undertaken. Disposal of soil or substrate with roots present, needs to be to a landfill facility that is licensed to take Japanese Knotweed.

Reason: To maintain the biodiversity and landscape value of the site in accordance with Alnwick LDF Core Strategy Policy S12 and the National Planning Policy Framework.

05. Adherence to Approved Memorial Tree Management

The works hereby approved shall be in accordance with the schedule and management plan;

- a) Allerburn House Tree Transplanting Schedule
- b) Tree Transplanting at Alnwick; and
- c) Relocation site 2

Which are the approved documents under 17/01327/DISCON unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of preserving the heritage value of locally important trees.

Highways Development Management

06. Details of Access to be Submitted

Notwithstanding details contained within the approved document prior to occupation of the development hereby approved details of;

- a) The site access with Allerburn Lea estate road modification to achieve 2.4 x 43m visibility splays; and
- b) Reconstruction of the access in accordance with the approved details.

Shall be submitted to and approved in writing by the Local Planning Authority. The access shall be implemented in accordance with the approved documents to be completed prior to occupation of the first unit unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy S11 of the Alnwick LDF Core Strategy.

07. Details of Surface Water Drainage from Private Land to be Submitted

Prior to occupation of development of the development hereby approved, details of;

- a) Surface water drainage to manage runoff from private land to the adoptable highway elements of the estate;
- b) Maintenance details; and
- c) Programme of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the programme of delivery before the development is occupied and thereafter maintained in accordance with the approved details.

Reason: In order to prevent surface water runoff in the interests of the amenity of the area and to ensure suitable drainage has been investigated for the development and implemented, in accordance with the National Planning Policy Framework.

08. Details of Cycle Parking to be Submitted

No dwelling shall be occupied until details of cycle parking to include;

- a) Cycle parking provision; and
- b) Programme of delivery

Has been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented in accordance with the programme of delivery.

Reason: In the interests of highway safety and sustainable development, in accordance with the National Planning Policy Framework.

09. Details of Refuse Storage & Strategy to be Submitted

The development hereby approved shall not be occupied until details of;

- a) Refuse storage facilities; and
- b) Refuse storage strategy.

Have been submitted to and approved in writing by the Local Planning Authority. The approved refuse storage facilities shall be implemented before the development is occupied. Thereafter, the refuse storage facilities and refuse storage strategy shall operate in accordance with the approved details.

Reason: In the interests of the amenity of the surrounding area and highway safety, in accordance with the National Planning Policy Framework.

10. Approved Construction Method Statement

The approved Construction Method Statement, together with supporting plan as set out in;

- a) PL-07 - Construction Management Plan

As approved under 17/01327/DISCON shall be adhered to throughout the construction period, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.

11. Complete Car Parking & Manoeuvring Areas

No dwelling shall be occupied until the car parking and manoeuvring areas serving that dwelling and indicated on the approved plans have been provided. Thereafter, the car parking/manoeuvring areas shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway/road safety, in accordance with the National Planning Policy Framework.

Lead Local Flood Authority

12. Approved Drainage Details

The drainage details for the development hereby approved shall be carried out in accordance with the following documents;

- a) Drawing No. 1611 01 Rev E 'Engineering Layout'
- b) SuDS Maintenance Plan (Coast Consulting)

Reason: In the interest of suitable water management on site in accordance with the National Planning Policy Framework.

13. In Accordance with Flood Risk Assessment

Development shall be implemented in line with the drainage scheme contained within the submitted document entitled;

- a) Allerburn FRA- Compressed- Part 2 published 20th February 2018

The drainage scheme shall ensure that foul flows discharge to the combined sewer at manhole 2201 and ensure that surface water discharges to the surface water sewer at manhole 3201. The surface water discharge rate shall not exceed the available capacity of 5.3 l/sec that has been identified in this sewer unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent the increased risk of flooding from any sources in accordance with the National Planning Policy Framework.

Date of Report: 11.09.2018

Background Papers: Planning application file(s) 18/02409/VARYCO