



S106 to be completed by Fiona 2/8/19 she'll

DELEGATED DECISION OFFICER REPORT

agree with Leanne

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AN	1/8/2019
Planning Development Manager authorisation:	TF	2/8/2019
Admin checks / despatch completed	the SB	02/08/19. 02/08/19.

Application: 19/00143/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr Kelly

Address: Bramcote Thorpe Road Clacton On Sea

Development: Variation of Condition 2 of planning permission 18/00735/FUL to substitute the approved layout drawing with a new layout drawing to allow access to additional land by removing one plot; and variation to condition 15 to reflect amended landscaping scheme.

1. Town / Parish Council

Clacton – Non Parished.

2. Consultation Responses

ECC SuDS Consultee

Thank you for your email which provides Essex County Council (ECC) with the opportunity to assess and advise on the proposed surface water drainage strategy for the aforementioned planning application. As the Lead Local Flood Authority (LLFA) ECC provides advice on SuDS schemes for major developments. ECC have been statutory consultee on surface water since the 15th April 2015.

In providing advice this Council, and their appointed consultants, looks to ensure sustainable drainage proposals comply with the required standards as set out in the following documents:

- o Non-statutory technical standards for sustainable drainage systems
- o Essex County Council's (ECC's) adopted Sustainable Drainage Systems Design Guide
- o The CIRIA SuDS Manual (C753)
- o BS8582 Code of practice for surface water management for development sites.

Lead Local Flood Authority position

Having reviewed the planning application and the associated documents which accompanied the planning application, we have identified that this will not have a significant impact on the surface water drainage scheme proposed and therefore we shall have no further comments accordingly in relation to this application.

Summary of Flood Risk Responsibilities for your Council

We have not considered the following issues as part of this planning application as they are not within our direct remit; nevertheless these are all very important considerations for managing flood risk for this development, and determining the safety and acceptability of the proposal. Prior to deciding this application you should give due consideration to the issue(s) below. It may be that you need to consult relevant experts outside your planning team.

- o Sequential Test in relation to fluvial flood risk;

- o Safety of people (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements);
- o Safety of the building;
- o Flood recovery measures (including flood proofing and other building level resistance and resilience measures);
- o Sustainability of the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, ECC advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

Should further correspondence be required, please contact the SuDS team directly using the below details.

ECC Highways Dept

It is noted that this application only concerns condition No2, the Highway Authority does not object to the proposals as submitted and in accordance with revised drawing no. 6550-1112-P8.

Informative 1: All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

3. Planning History

16/02107/FUL	Demolition of existing dwelling and erection of 47 no. bungalows and 2 no. houses with garages, access and public open space.	Approved	20.10.2017
18/00735/FUL	Variation of Condition 2 of planning permission 16/02107/FUL to substitute approved drawings with new drawings to include additional garages, changes to the detailed design and boundary treatments, pumping station and amended drainage strategy, and details to discharge conditions 3, 8, 9, 15, 17, 18, 19, 22, 23, and 24 of 16/02107/FUL.	Approved	05.12.2018
19/00734/DISCON	Discharge of condition 21 (Provision of bird and bat nest boxes and hedgehog fencing and homes) of approved planning application 18/00735/FUL.	Approved	11.07.2019

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

QL1 Spatial Strategy

QL2 Promoting Transport Choice