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APPLICANT: Artemis (Brightlingsea) Ltd
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 23/01473/NMA **DATE REGISTERED:** 25th October 2023

Proposed Development and Location of the Land:

Non Material Amendment to planning permission 19/00188/FUL to alter the trigger for Conditions 6 (surface water drainage scheme), 8 (surface water drainage maintenance), 14 (revised road junction design), and 28 (local recruitment strategy) to be above slab level rather than pre-commencement. Lower Farm East End Green Brightlingsea Colchester

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **APPROVE this NON-MATERIAL AMENDMENT** in accordance with the application form, supporting documents and plans submitted, and subject to the following conditions;

- 1 No works above slab level shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:
 - Verification of the suitability of infiltration of surface water for the development. This should be based on infiltration tests that have been undertaken in accordance with BRE 365 testing procedure.
 - Limiting discharge rates to 7.7l/s for all storm events up to an including the 1 in 100 year rate plus 40% allowance for climate change.
 - Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.
 - Demonstrate that features are able to accommodate a 1 in 10 year storm events within 24 hours of a 1 in 100 year event plus climate change.
 - Final modelling and calculations for all areas of the drainage system.
 - The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach within the CIRIA SuDS Manual C753.
 - Detailed engineering drawings of each component of the drainage scheme.
 - A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
 - A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to occupation.

Reason - To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. To ensure the effective operation of SuDS features over the lifetime of the development. To provide mitigation of any environmental harm which may be caused to the local water environment and to prevent a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

- 2 No works above slab level shall take place until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority.

Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

Reason - To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.

- 3 No development above slab level shall commence until a revised road junction design with Robinson Road has been submitted with a Stage 1 Road Safety Audit and agreed in writing with the Local Planning Authority and in conjunction with the Highway Authority. The junction shall be constructed at right angles to the highway boundary and to the existing carriageway to a carriageway width of 5.5 metres with minimum radius kerbs of 6 metres; with a flanking single footway 2m in width returned around the radius kerb only with tactile paving to provide a pedestrian link to the existing footway on the opposite side of Robinson Road.

Reason - To ensure that all vehicular traffic using the junction may do so in a controlled manner and to provide adequate segregated pedestrian access, in the interests of highway safety.

- 4 No development above slab level shall commence until a Local Recruitment Strategy has been submitted to and approved, in writing, by the Local Planning Authority. The Local Recruitment Strategy shall include details of how the applicant/ developer shall use their reasonable endeavours to promote and encourage the recruitment of employees and other staff in the locality of the application site, for the construction of the development. The approved Local Recruitment Strategy shall be adhered to therein after.

Reason - To promote and encourage the recruitment of employees and other staff in the locality of the application site.

DATED: 6th November 2023

SIGNED:



John Pateman-Gee
Head of Planning and Building Control

IMPORTANT INFORMATION :-

This is a Non Material Amendment to planning permission

This decision should be read in conjunction with that permission.