

Southend-on-Sea Borough Council

Development Control Committee 3rd October 2018

SUPPLEMENTARY INFORMATION

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17/01263/FUL Westcliff Eruv

Representations

10.7 Southend and Westcliff Hebrew Congregation (SWHC) have submitted correspondence confirming that this application is in no way connected with SWHC and the applicants, Westcliff Jewish Association are not based in Finchley Road, Westcliff but in Hamlet Court Road Westcliff on Sea and are a separate community to SWHC and any objections have not (been) made by SWHC as a community but by individuals.

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18/01734/FULM

The Old Vienna Restaurant, 162 Eastwood Road, Leigh-on-Sea

Representations

6.7 The Council's SuDS Engineer

Since the publication of the agenda comments have been received from the Council's SuDS Engineer which conclude:

We do not object to this planning application subject to conditions being attached to any consent if this application is approved by the LPA:

Prior to commencement of construction, in accordance with SuDS/Surface Water Drainage Statement (Ardent Consulting Engineers Limited, September 2017, Document Ref: 171490-02), detailed design of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

- a. Provide an assessment of suitability for infiltration, accounting for the presence of constraints on infiltration SuDS, drainage potential, and the potential for ground instability or contamination as a result of infiltration. The applicant needs to include evidence that infiltration testing has been undertaken for the site and that they are compliant with BRE365 guidance.*
- b. Provide evidence that groundwater level monitoring has been undertaken to confirm the level of risk to the site from groundwater*

flooding. If groundwater levels are found to be high, suitable mitigation measures should be identified to prevent any risk of flotation to the proposed underground drainage features.

c. Confirmation of the existing runoff rates for the 1 in 30 year and 1 in 100 year storm events.

d. Provide evidence demonstrating that surface water runoff retention on site has been maximised for the 1 in 100 year plus 40% climate change storm event to achieve an overall discharge from the site as close as possible to greenfield runoff rate. It should be noted that recent industry reports indicate discharge rates of lower than 5 l/s can be achieved using flow control structures. A robust justification of the proposed drainage arrangement should be provided if a reduced discharge rate is not considered to be feasible.

e. Provide detailed drawings of the drainage network including sizing and volume of storage to be provided for all SuDS features on the site, with demonstration of how the network will perform under different flood scenarios.

f. Provide a drawing to indicate the overland flows and confirm the measures used to safeguard properties from surface water flooding.

g. Provide a drawing to indicate how the exceedance flows will be managed and mitigated on-site in the event of a drainage system failure or an event exceeding the 1 in 100 year plus 40% allowance for climate change storm event.

h. Provide information on the management of health and safety risks in relation to feature design.

i. Provide information on system valuation (including capital costs, operation and maintenance costs, cost contributions) and a demonstration of long term economic viability.

j. Provide evidence of agreement from Anglian Water regarding the proposed discharge rate and connection point.

k. Provide a method statement regarding the management of surface water runoff during the construction phase of the project.

l. Provide details of the management and maintenance for the SuDS and how they will be secured for the lifetime of the development (maintenance plan with actions, schedule and access).

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18/00839/FUL

Land Rear of 106 to 112 High Street Shoeburyness

This Item is DEFERRED

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18/01273/FUL

Garages at rear of 15A – 15D Smith Street Shoeburyness

Representation Summary

7.2 The application has been called into committee by Cllr Chalk.

18/01541/FUL

**Mayas Restaurant First Floor 42 London Road, Southend-on-Sea
Essex SS1 1NT**

Living Conditions for Future Occupiers

4.30 Potential Noise Nuisance from Proposed Residents Gym

The agent has confirmed that it is the intention that the resident's gym be used solely for aerobic fitness, there will be no free weights within this space.

Representations Summary

7.4 The application has been called into committee by Cllr J Garston.