

**PLANS LIST ITEM 4A - UPDATE FOR COMMITTEE, 25 NOVEMBER 2010
NUFFIELD HOSPITAL YORK, HAXBY ROAD, YORK 10/01677/FULM**

Paragraph 4.27 - Drainage raise no objections subject to drainage conditions. Drainage are satisfied with the condition suggested by the Environment agency (condition 24) with slight amendments

Condition 24 amended as follows: -

Development shall not begin 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. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include: -

- A minimum of 30% reduction in surface water discharge for any new development from the site
- A design that ensures that storm water resulting from a 1 in 100 year event and surcharging the drainage system can be stored on the site without risk to people or property and without overflowing into the watercourse. ***Proposed design must also include an additional 20% allowance for climate change.***
- Details of how the scheme shall be maintained and managed after completion
- ***The development should not be raised above the level of the adjacent land, to prevent runoff from the site affecting nearby properties.***

Paragraph 4.28 - The Sustainability Officer is satisfied with the detail of the sustainability information in the application. BREEAM condition and 10% renewables are conditions 22 and 23 on the committee report.

The approved plans condition (Condition number 2) has been amended to update plan numbers

The City Archaeologist confirms that the site lies outside the Area of Archaeological Importance and in an area which has produced evidence for prehistoric activity and stray finds of Romano-British date. The development proposal may have an effect on archaeological deposits which might be preserved within the boundaries of the site. Therefore, an archaeological watching brief

on all ground works for the development will be necessary. Arch 2 is already attached as condition 25 on the agenda.

An additional condition is proposed to ensure the quality of the detail to the heads sill and coping/eaves detail of the roof of the building as follows: -

Large-scale details of the items listed below shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the works shall be carried out in accordance with the approved details.

- Eaves
- Heads, sill and reveals to all window types as appropriate
- Coping to flat roof

Reason: So that the Local Planning Authority may be satisfied with these details.