

Committee Report

Application No:	DC/16/01177/FUL
Applicant	Langley Holdings PLC
Date Application Valid	4 November 2016
Site:	Saltmeadows Industrial Estate Land South Of Saltmeadows Road Gateshead NE8 3DA
Ward:	Bridges
Proposal:	Erection of 11 no. industrial units (Use Class B2 and/or B8) with associated access, car parking, landscaping and infrastructure/engineering works including erection of sub-station. (Amended 21.04.2017).
Recommendation:	GRANT SUBJECT TO A SECTION 106 AGREEMENT
Application Type	Full Application

1.0 The Application:

1.1 DESCRIPTION OF THE APPLICATION SITE

The site is located within Saltmeadows Industrial Estate which is a Primary Employment Area (PEA) and is situated approximately 1km to the east of Gateshead Town Centre.

1.2 The site comprises approximately 3.6ha of land, bounded to the north by Saltmeadows Road and the River Tyne beyond, to the west by existing industrial units occupied by Clarke Chapman and Doosan Babcock, with the wider industrial estate beyond and to the east by a mix of established and modern industrial units with associated parking with Neilson Road and Gateshead Stadium beyond. To the south there is Stadium Road which accommodates more employment units. The A184 is beyond Stadium Road. The modern business park to the east was approved in 2005 (DC/05/00081/FUL) and includes 11 x single storey industrial units in two blocks (use Classes B1, B2 and B8)

1.3 Part of the site was previously occupied by the Baltic Business Centre and North East Innovation Centre (both of which have now been demolished subject to separate prior notification submissions). The remainder of the site has been used as an overflow car parking area for Clarke Chapman and Doosan Babcock but a large area has also established itself as a wildlife habitat. There are a cluster of trees in the north west corner of the site and a belt of trees through the centre. There are also pockets of landscaping throughout the site that has established itself over time. This includes a large grass bund in the south east corner. There is hedging and trees along the southern boundary with Stadium Road.

- 1.4 The site is accessed to the north off Saltmeadows Road and to the west off an estate road.
- 1.5 In addition, the application site also comprises vacant land/hardstanding to the south of the existing Clarke Chapman and Doosan Babcock buildings.
- 1.6 **DESCRIPTION OF THE APPLICATION**
The development proposes the re-development of recently demolished plots and vacant brownfield land, to create 11 modern industrial units (Use Class B2 and/or B8) of varying sizes, equating to around 9,600 sqm in total (GEA). Any office space shown within the units will be required for the operation of the wider B2 or B8 use and as such should be considered ancillary.
- 1.7 The buildings proposed offer a range of floorspace for a range of businesses of varying internal sizes (from 221 sqm to 4506 sqm). As these buildings are being developed on a speculative basis, a flexible consent for both general industrial (Use Class B2) and storage and distribution (Use Class B8) purposes has been applied for. With regards to access and parking, it is proposed to utilise as much of the existing site infrastructure as possible, including the existing vehicular access on Saltmeadows Road, from the estate road to the west and via Nielson Road to the east. However, two new access points will be created in order to provide access to Units I and J.
- 1.8 The design of the units are consistent with industrial estate development and comprise metallic silver panelling with interest added to the corners through the use of coloured panels.
- 1.9 The trees in the north west corner are proposed to be retained with new landscaping, drainage features proposed to off set the loss of any tree planting.
- 1.10 Each of the units will have access to designated parking and service spaces as well as cycle and motorcycle parking bays. there are 123 parking spaces proposed across the site as well as service yards for the larger units. There are also 4 electric parking bays proposed.
- 1.11 The application has been amended to provide larger areas for drainage features, a reduction in parking numbers and improvements to the access of Saltmeadows Road.
- 1.12 As a result of the proposed development the existing parking overspill area that is currently used by Clarke Chapman and Doosan Babcock would be lost. The applicant through contractual obligations has to ensure this parking is re provided as part of their existing arrangements. As such the application proposes 86 parking spaces within neighbouring land controlled by the applicant (adjacent to Doosan Babcock).

In addition to the wider development proposals, a war memorial (unlisted) that is currently located within the development site would be re-located to a more prominent location on the corner of Saltmeadows Road. This war memorial has

been relocated a number of times previously and its proposed location will ensure easier access for remembrance. There are no works proposed to the memorial itself, rather the brick plinth that it is mounted upon will either be relocated or re-built in a more suitable location.

1.13 The following documents have been submitted with the application:

Ecological Survey
Flood Risk Assessment
Air Quality Assessment
Sustainability Statement
Transport Assessment
Travel Plan
Tree Survey

1.14 PLANNING HISTORY

DC/15/00270/DEM - Determination of Prior Approval for the demolition of Baltic Business Centre 13.04.2015

DC/15/00271/DEM - Determination of Prior Approval for the demolition of North East Innovation Centre 13.04.2015

2.0 Consultation Responses:

Coal Authority	Objection removed subject to conditions.
CE Electric UK	No Comments
Northumbria Police	No Comments
Northumbria Water	No Objections subject to approval of foul and surface water drainage.
Tyne And Wear Archaeology Officer	No Objections
Tyne And Wear Fire And Rescue Service	No Comments

3.0 Representations:

3.1 Neighbour notifications, press and site notices were carried out in accordance with formal procedures introduced in the Town and Country Planning (Development Management Procedure) (England) Order 2015. No representations have been made.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS5 Employment-Economic Growth Priorities

CS6 Employment Land

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS17 Flood Risk and Waste Management

CS18 Green Infrastructure/Natural Environment

DC1C Landform, landscape and after-use

DC1D Protected Species

DC1E Planting and Screening

DC1G Energy Conservation-Sustainable Building

DC1J Substrata Drainage-Water Quality

DC1P Contamination, derelict land, stability

DC2 Residential Amenity

ENV3 The Built Environment - Character/Design

ENV47 Wildlife Habitats

ENV49 Sites of Nature Conservation Importance

ENV52 Creation of New Wildlife Habitats

ENV54 Dev on Land Affected by Contamination

ENV61 New Noise-Generating Developments

JE4 Sustainable Economic Development

JE1 Primary Employment Areas

PO2 Planning Obligations - Emp/Training

ENV44 Wood/Tree/Hedge Protection/Enhancement

ENV46 The Durham Biodiversity Action Plan

ENV51 Wildlife Corridors

5.0 Assessment of the Proposal:

5.1 The main planning issues are considered to be the acceptability of the proposed development within a primary employment area, design, amenity, contamination, flood risk, highway safety and ecology.

5.2 PRINCIPLE

The application site is situated within Saltmeadows Primary Employment Area (PEA) and would constitute the reuse of previously developed land within an industrial estate for an employment use. B2 and B8 uses are considered appropriate employment uses within a PEA and therefore the redevelopment of the site accords with the National Planning Policy Framework (NPPF), policy CS6 of the Core Strategy and Urban Core Plan (CSUCP) and policies JE1 and JE4 a) of the Unitary Development Plan (UDP).

5.3 DESIGN

The proposed units are modern in design using composite cladding and roof panels. This style of architecture and proposed materials are considered appropriate for the area and the scale, massing and height proposed are also typical of buildings within the Saltmeadows PEA. It is acknowledged that some landscaping would be lost but it is considered this can be mitigated through an appropriate replacement landscaping scheme, the final details of which can be conditioned (CONDITIONS 20 and 21), along with the final materials to be used on site (CONDITIONS 15 AND 16). Any trees that are to be retained on site would need to be protected during construction (CONDITIONS 3 AND 4).

5.4 Subject to these conditions it is considered that the proposed development is acceptable from a design point of view and would be an improvement upon the existing appearance of the vacant site in accordance with the aims and objectives of the NPPF as well as policies CS15 of the CSUCP and policies ENV3, DC1 and ENV44 of the UDP.

5.5 AMENITY

Given the proposed design and layout of the development and the type of future occupiers, it is considered that the proposal would not cause any harm to the amenity or operations of existing surrounding commercial businesses. As there are no residential properties in the immediate vicinity and the site is in an industrial location it is not considered necessary to impose restrictions on hours of construction or construction control measures.

5.6 Therefore it is considered that the proposal would not create any significant amenity concerns and does not conflict with the aims and objectives of the NPPF, policy CS14 of the CSUCP or policy DC2 of the UDP.

5.7 HIGHWAY SAFETY

The parking provided as amended is considered sufficient for a development of this type and scale and is within the Council's parking standards. However as the application proposes flexible uses between B2 and B8, a car park management strategy for the site would be required to allow flexibility in the use of spaces depending on which use class occupies each unit. The car park management plan can be conditioned (CONDITIONS 25 and 26).

5.8 Cycle parking has been proposed and this can be secured through a condition and included in the Travel Plan for the site (CONDITION 22). A framework Travel Plan has been submitted and while the principles set down in this document are accepted, there are currently a number of deficiencies which would need to be addressed. Therefore a more detailed Travel Plan for the site is required and this can be conditioned (CONDITIONS 27 and 28). Motorcycle parking and electric charging points can also be secured (CONDITIONS 23 and 24). These measures, along with the provision of two new bus shelters that have been secured, would encourage more sustainable modes of transport.

5.9 With regards to the re-provision of the existing car parking on site, currently used by staff from Clarke Chapman and Doosan Babcock, the Transport Assessment identifies that there would be less parking provided in the replacement car park than is currently available. This raises the question of how the parking would be managed as little information has been provided on parking requirements for Clarke Chapman and Doosan Babcock and overspill parking onto the road network would not be favourable. Travel planning would help to address this potential issue. If the site already had a Travel Plan this could be updated (CONDITIONS 29 and 30). This would be a separate Travel Plan to the site Travel Plan.

5.10 Amendments to the Saltmeadows Road access have been submitted and are now considered acceptable. The access needed to be widened to ensure there was no conflict between delivery vehicles entering or exiting the site and other vehicles, especially customer vehicles.

5.11 All other highway works would need to be approved by the Council and would be dealt with via a S278 agreement.

5.12 Subject to the conditions above, it is considered that the proposal would accord with the NPPF and policy CS13 of the CSUCP

5.13 CONTAMINATION AND COAL MINING

The site has been assessed and inspected as part of the Council's Contaminated Land Strategy and is situated on potentially contaminated land based on previous historic use. A land contamination assessment has been submitted with the application which has confirmed the presence of contaminants. As a result of this an outline remediation strategy has been submitted which provides officers with confidence that the site can be remediated and developed safely. However full details of the remediation

strategy will be required and this can be conditioned along with necessary verification reports (CONDITIONS 5,6,7 AND 8)

5.14 With regards to any coal mining legacies on the site there are records of a mine entry but excavations to date have failed to locate it. It has been confirmed that further investigations will be carried out should planning permission be approved and the Coal Authority are satisfied with this approach. The additional investigations and any mitigation that is required can be conditioned (CONDITIONS 9,10,11 AND 12).

5.15 Therefore subject to the recommended conditions it is considered that the proposed development satisfies the aims and objectives of the NPPF as well as policy CS14 of the CSUCP and policies DC1p) and ENV54 of the UDP.

5.16 FLOOD RISK

The site is a brownfield site located within a critical drainage area and therefore in accordance with the NPPF as well as policy CS17 of the CSUCP a reduction in the run off rate of water from the site is required.

5.17 An initial Flood Risk Assessment was submitted with the application as well as a drainage strategy which has included the use of SuDS. Following revisions to the FRA and drainage proposals the run off rate has now been reduced to 27 l/s from 547 l/s which is a significant reduction and well below the necessary 50% reduction and close to the desirable 16 l/s Greenfield run off rate.

5.18 The reduction in run off rate will be achieved by incorporating a number of measures into the development including; detention basins which also have multifunctional benefits in terms of bio-diversity and visual amenity, permeable paving, and subterranean storage. Water quality would also be improved through the inclusion of petrol interceptors. Compliance with the Flood Risk and Drainage Assessment can be conditioned (CONDITION 17) as can some additional details which are also required (CONDITIONS 18 AND 19).

5.19 Final details for the discharge of foul water from the site would be required and this can be conditioned (CONDITIONS 37 AND 38).

5.20 Therefore subject to the above it is considered that the proposed development does not conflict with the aims and objectives of the NPPF or policy CS17 of the CSUCP or policy DC1 of the UDP.

5.21 ECOLOGY

At its closest point the proposed development site is located within approximately 75m of Friars Goose Local Wildlife Site (LWS), 142m of the River Tyne LWS and 283m of The Kittiwake Tower LWS. The site is also situated immediately adjacent a designated Wildlife Corridor. Although a brownfield site, the site supports a variety of habitats, the most notable of which is an expanse of botanically diverse early successional brownfield grassland measuring approx. 1.2ha in area. This is owing to the presence of early successional brownfield grassland containing birds-foot trefoil (i.e. the larval food plant of the dingy skipper butterfly caterpillar), areas of bare ground

required for basking, and the presence of dingy skipper butterfly being confirmed on several close neighbouring sites.

- 5.22 Survey work also confirmed the presence of a small pipistrelle bat roost within one of the industrial buildings which has since been demolished. The demolition of the building containing the bat roost was done under a Natural England licence and involved the provision of replacement bat roost features (i.e. boxes) which were located within the tree belt which runs through the centre of the site. It is understood that this central tree belt is to be removed as part of the proposed development and as such there is a requirement for the replacement bat roost features to be relocated prior to removal of the trees. This can be conditioned (CONDITION 13).
- 5.23 With regards to the replacement of the brownfield habitat, opportunities for the retention and/or creation of botanically diverse early successional brownfield grassland within the curtilage of the proposed development site are extremely limited. As a result the development will result in a significant residual impact on a priority habitat. The near comprehensive loss of botanically diverse early successional brownfield grassland from within the site will inevitably have a significant adverse impact on its associated invertebrate assemblage including dingy skipper butterfly.
- 5.24 In response to this and in accordance with the principles of the NPPF, offsite compensatory measures are proposed and this would be delivered in the form of a financial contribution (£22,335) secured through a S106 agreement.
- 5.25 Conditions relating to breeding birds (CONDITION 14), external lighting (CONDITIONS 31 AND 32), mammals (CONDITION 35), nest boxes (CONDITIONS 33 AND 34) and the treatment of invasive plant species (included as part of condition 20) are also recommended. Plant species etc. can be included in the final landscaping scheme which is required under condition 20.
- 5.26 In light of the above it is considered the proposed development satisfies the aims and objectives of the NPPF, policy CS18 of the CSUCP and policies DC1, ENV46, ENV47, ENV49 and ENV51 of the UDP.
- 5.27 ENERGY EFFICIENCY
Policy CS16 of the CSUCP sets out a number of requirements to ensure new developments are more energy efficient. A Sustainability Statement has been submitted with the application and it is considered compliance with this statement would adequately satisfy the aims and objectives of policy CS16. This can be conditioned (CONDITION 36).
- 5.28 Opportunities for connecting to the recently completed District Energy Scheme have been explored but it is not possible in this case.
- 5.29 OTHER MATTERS
The relocation of the unlisted war memorial is welcomed and doesn't raise any objections.

5.30 CIL

On 1st January 2017 Gateshead Council became a Community Infrastructure Levy (CIL) Charging Authority. This application has been assessed against the Council's CIL charging schedule and the development is not CIL chargeable development as it is not for qualifying retail or housing related. As such no CIL charge is liable.

6.0 CONCLUSION

6.1 Taking all the relevant issues into account, it is recommended that planning consent be granted, as the application has demonstrated that the proposal is acceptable in principle, design and amenity terms, would not create any highway safety, contamination or ecology issues subject to conditions. Thus the proposal does accord with the NPPF, CSUCP and UDP policies and the recommendation takes account of all material planning considerations, including the information submitted by the applicant.

7.0 Recommendation:

GRANT SUBJECT TO A SECTION 106 AGREEMENT

1) The agreement shall include the following obligations:

- A contribution of £22335 towards off site ecology works and £6,484 for bus stops plus £1,600 for engineering works.

2) That the Strategic Director of Legal and Corporate Services be authorised to conclude the agreement.

3) That the Strategic Director of Communities and Environment be authorised to add, delete, vary and amend the planning conditions as necessary.

4) And that the conditions shall include:

1

The development shall be carried out in complete accordance with the approved plan(s) as detailed below -

1317(S)04 T4 Proposed Site Layout (1:1250)

1317(S)05 T4 Proposed Site Layout (1:500)

1317 (S)06 T2 Doosan Car Park

1317(S)08 T3 War Memorial Re-location

1317 001 T3 Units A-D Plans & Section

1317 021 T3 Units E-H Plans & Section

1317 041 T3 Unit J Plans & Section

1317 061 T3 Unit 12 Plans & Section

1317 081 T3 Unit I Plans & Section

1317 (90) 04 T1 Proposed Bin Store - A-H

1317 (90) 01 T1 Proposed Bin Store I,J &12

1317 (90) 03 T1 Proposed Sub Station
1317 (0) 62 T2 Unit 12 Proposed Elevations
1317 (0) 63 T2 Unit 12 Proposed Roof Plan
1317 (0) 82 T2 Unit I Proposed Elevations
1317 (0) 83 T2 Unit I Proposed Roof Plan
1317 (0) 42 T2 Unit J Proposed Elevations
1317 (0) 43 T2 Unit J Proposed Roof Plan
1317 (0) 02 T2 Unit A-D Proposed Elevations
1317 (0) 03 T2 Unit A-D Proposed Roof Plan
1317 (0) 23 T2 Unit E-H Proposed Roof Plan
1317 (0) 22 T2 Unit E-H Proposed Elevations

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

2

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

No development or any other operations shall commence on site until a scheme for the protection of the existing trees, shrubs and hedges growing on or adjacent to the site, that are to be retained on site as part of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme must include a plan clearly showing the location and specification of the protective fencing to be used.

Reason

To ensure the satisfactory protection of trees, shrubs and hedges in accordance with policies CS15 and CS18 of the Core Strategy and policies DC1 and ENV44 of the Unitary Development Plan.

4

The protective fencing approved under condition 3 must be installed prior to the commencement of the development and thereafter retained intact for the full duration of the construction works and there shall be no access, storage, ground disturbance or contamination within the fenced area without the prior written approval of the Local Planning Authority.

Reason

To ensure the satisfactory protection of trees, shrubs and hedges in accordance with policies CS15 and CS18 of the Core Strategy and policies DC1 and ENV44 of the Unitary Development Plan.

5

Prior to construction of the development hereby approved commencing, a detailed remediation statement, based on the recommendations of the Roberts Environmental 'Outline Remediation Statement' Ref160908. RS001' dated April 2017 shall be submitted to and approved in writing by the Local Planning Authority. The Remediation statement should detail a remedial scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures.

The Local Authority requires that a minimum of 1.15m of 'proven' uncontaminated 'clean cover' is provided in all soft landscape areas. Given the nature of the underlying ground (galigu) identified at the site, this cover should include 400mm of topsoil overlying 750mm of clay.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

6

The recommendations of the detailed remediation report approved under condition 5 shall be implemented in accordance with the timescales approved under that condition.

The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to

controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

7

Following completion of the remediation measures approved under condition 5, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted for the written approval of the Local Planning Authority prior to first occupation of the development hereby permitted.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

8

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. Development must be halted on that part of the site affected by the unexpected contamination. Where required by the Local Authority an investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DC1, and ENV54 of the Unitary Development Plan and policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

9

Construction of the development hereby approved shall not commence until a scheme of further intrusive investigations to establish the coal mining legacies present on the site has been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that risks from coal mining to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

10

Prior to construction of the development hereby approved commencing, the intrusive investigations shall be carried out in accordance with the details approved under condition 9.

Reason

To ensure that risks from coal mining to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

11

Construction of the development hereby approved shall not commence until a report of findings arising from the intrusive site investigations approved under condition 9, including the location of the mine entry and its zone of influence if found to be present on the site and a scheme of remedial works, if necessary, has been submitted to and approved in writing by the Local Planning Authority. The remediation scheme shall include a timetable for implementation.

Reason

To ensure that risks from coal mining to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Dev

12

Any remediation works approved under condition 11 shall be implemented in accordance with the timetable approved under that condition.

Reason

To ensure that risks from coal mining to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Dev

13

The removal of the central tree belt shall not be undertaken until the replacement bat roost features have been relocated by a suitably qualified and licenced bat ecologist and having first consulted Natural England. Thereafter the relocated bat roost features will be retained in full for the life of the development.

Reason

To avoid harm to bat and their habitats in accordance with policies CS18 of the Core Strategy and policies DC1(d) and ENV46 of the UDP.

14

No vegetation and/or ground clearance works shall be undertaken during the bird breeding season (i.e. March to August inclusive). Where this is not possible a checking survey, undertaken by a suitably qualified and experienced ornithologist, will be undertaken immediately prior to the commencement of works on site. Where active nests are confirmed these must remain undisturbed until a suitably qualified and experienced ornithologist has confirmed that the young have fledged and the nest(s) is no longer in use.

Reason

To avoid harm to breeding birds and their habitats in accordance with policies CS18 of the Core Strategy and policies DC1(d) and ENV46 of the UDP.

15

Development shall not commence above ground level until samples of all materials, colours and finishes to be used on all external surfaces have been made available for inspection on site and are subsequently approved in writing by the Local Planning Authority.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with the NPPF, Saved Policies DC2 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

16

The development shall be completed using the materials approved under condition 15 unless otherwise approved in writing by the Local Planning Authority.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with the NPPF, Saved Policies DC2 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon T

17

The development hereby permitted shall be implemented in accordance with the Flood Risk and Drainage Impact Assessment Revision B dated April 2017 and plan 100-B.pdf and the discharge rate from the site shall not exceed 27 l/s.

Reason

In order to ensure the provision of satisfactory drainage and avoid pollution of the environment in order to comply with the NPPF, saved Policy DC1(j) of the Unitary Development Plan and Policies CS14 and CS17 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

18

Notwithstanding the details approved in the Flood Risk and Drainage Impact Assessment Revision B dated April 2017 and plan 100-B.pdf, prior to the development hereby approved being first occupied final details of:

- An additional Bypass Separator to be included on south-west connection into manhole
- How access for maintenance will be achieved to southern most detention basin
- All SuDs components including inlets, outlets, manholes, connections, gullies, pipes, pipe diameters, levels, invert levels, hydro-brakes, separators, channels, volumes, discharge rates for sub-catchment areas and cross sections through detention basins.

- Details of storage cells with particular reference to measures to isolate contamination. The design of these units should also include a means of access for CCTV inspection and maintenance.
- A construction method statement to demonstrate how the SuDS components will be installed and protected during the construction phase.
- Details/Schedule of SuDs maintenance operations - including revisions where necessary to anomalies eg weekly mowing stated for detention basins when wildflower turf specified. The maintenance plan should include a schedule designed to be a working document for use by maintenance operatives. This shall include maintenance specifications and timings of inspections/maintenance for the storage units, hydro-brakes, manholes gullies and any other flow control or water treatment devices. This plan should set out clearly where responsibility lies for the maintenance of all drainage features throughout the lifetime of the development.
- Electronic copy of the Micro-drainage model.
- Timetable of when the drainage works will be implemented.

Shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order to prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal in accordance with the NPPF and Policy CS17 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

19

The details approved under condition 18 shall be implemented in accordance with the timetable approved under condition 18.

Reason

In order to ensure the provision of satisfactory drainage and avoid pollution of the environment in order to comply with the NPPF, saved Policy DC1(j) of the Unitary Development Plan and Policies CS14 and CS17 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

20

The development hereby approved shall not be first occupied until a fully detailed scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The

landscaping scheme shall include details of all existing trees and hedges to be retained, ground preparation planting plans noting the species, plant sizes, planting densities for all new planting and a timetable for implementation. It shall also include a Method Statement detailing the eradication and removal of non-native invasive plant species, including those listed of Schedule 9 of the Wildlife and Countryside Act.

Reason

To ensure that a well laid out planting scheme is achieved in the interests of the visual amenity of the area and in accordance with policies CS15 and CS18 of the Core Strategy and policies DC1 and ENV3 of the Unitary Development Plan.

21

The landscaping scheme shall be implemented in accordance with the details approved under condition 20 within the first planting season following approval. The landscaping shall be maintained in accordance with British Standard 4428 (1989) Code of Practice for General Landscape Operations for a period of 5 years commencing on the date of Practical Completion and during this period any trees or planting which die, become diseased or are removed shall be replaced in the first available planting seasons (October to March) with others of a similar size and species and any grass which fails to establish shall be re-established.

Reason

To ensure that the landscaping scheme becomes well established and is satisfactorily maintained in the interests of the visual amenity of the area and in accordance policies CS15 and CS18 of the Core Strategy and policies DC1 and ENV3 of the Unitary Development Plan.

22

Secure and weatherproof staff parking shall be provided for each unit prior to that unit first brought into use at a ratio of 2 spaces per 500 square metres and shall be retained as such thereafter.

Reason

In order to ensure adequate provision for cyclists and in compliance with policy CS13 of the Core Strategy and the Gateshead Cycling Strategy.

23

A minimum of four motorcycle ground anchors shall be provided for the development and shall be retained as such thereafter.

Reason

In order to ensure adequate provision for motor cyclists and in compliance with policy CS13 of the Core Strategy.

24

A minimum of four electric charging points shall be provided for the development and shall be retained as such thereafter.

Reason

In compliance with policy CS13 of the Core Strategy.

25

The development hereby approved shall not be first brought into use until details of a car park management plan have been submitted to and approved in writing by the Local Planning Authority. The plan shall demonstrate how the car parking spaces allocated to this development (not including the parking for Clarke Chapman and Doosan Babcock) will be managed, taking into account the flexibility between B2 and B8 uses.

Reason

In the interests of effective use of the car parks, in accordance with policy CS13 of the Core Strategy.

26

The development shall be operated in accordance with the car park management plan approved under condition 25 unless otherwise agreed in writing by the local planning authority.

Reason

In the interests of effective use of the car parks, in accordance with policy CS13 of the Core Strategy.

27

Prior to the development hereby approved being first brought into use a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Travel Plan shall detail the delivery mechanism for its implementation in order to provide for the following measures:

- 1) Reduction in car usage and increased use of public transport, walking and cycling;
- 2) Minimal operational requirements for car parking
- 3) Reduced traffic speeds within the site and improved road safety and personal security for pedestrians and cyclists;
- 4) More environmentally friendly delivery and freight movements;
- 5) Opportunities for each individual occupier to input details into the Travel Plan.
- 6) A programme of continuous review of the approved details of the Travel Plan and the implementation of any approved changes to the plan.

Reason

In order to accord with policy CS13 of the Core Strategy

28

The development hereby approved shall be operated in full accordance with the Travel Plan approved under condition 27.

Reason

In order to accord with policy CS13 of the Core Strategy

29

Prior to the replacement parking for Clarke Chapman and Doosan Babcock being brought into use a Travel Plan to assist in the reduction in car usage and increased use of public transport, walking and cycling for employees of Doosan Babcock and any subsequent users of the car park, shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include a programme of continuous review of the approved details of the Travel Plan and the implementation of any approved changes to the plan.

Reason

In order to accord with policy CS13 of the Core Strategy

30

The approved parking for Clarke Chapman and Doosan Babcock shall be operated in full accordance with the Travel Plan approved under condition 29.

Reason

In order to accord with policy CS13 of the Core Strategy

31

Prior to the installation of any external on site, final details of the lighting including the number, position, specification and lux must be submitted to and approved in writing by the Council.

Reason

To avoid harm to protected and priority species in accordance with policy CS18 of the Core Strategy and policies DC1(d), ENV46 and ENV47 of the Unitary Development Plan.

32

Any external lighting installed on site shall be in accordance with the details approved under condition 31 and shall be retained as such thereafter.

Reason

To avoid harm to protected and priority species in accordance with policy CS18 of the Core Strategy and policies DC1(d), ENV46 and ENV47 of the Unitary Development Plan

33

Prior to the development hereby approved being first brought into use, full details of the nest boxes, including number, precise location and specification as well as a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To provide replacement/improved opportunities for breeding birds within the site in accordance with policy CS18 of the Core Strategy and policies DC1(d), ENV46 and ENV47 of the Unitary Development Plan

34

The nest boxes approved under condition 33 shall be implemented in accordance with the approved timetable.

Reason

To avoid harm to protected and priority species in accordance with policy CS18 of the Core Strategy and policies DC1(d), ENV46 and ENV47 of the Unitary Development Plan.

35

Any excavations/trenches left open overnight during the construction phase of the development must provide a means of escape comprising of a ramp measuring no less than 300mm wide and with a slope of no greater than 450mm, for any mammals, including hedgehog, that may become trapped.

Reason

To avoid harm to wildlife, including hedgehogs, in accordance with policy CS18 of the Core Strategy and policies DC1(d) and ENV46 of the Unitary Development Plan.

36

The development hereby approved shall be constructed and operated in accordance with the Sustainability Statement that has been submitted with this application.

Reason

To ensure that the development is sustainable and reduces carbon emissions in accordance with policy CS16 of the Core Strategy.

37

The development hereby approved shall not be first brought into use until a detailed scheme for the disposal of foul water from the site has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water. The scheme shall include a timetable for implementation.

Reason

To prevent the increased risk of flooding from any sources in accordance with policy CS17 of the Core Strategy.

38

Foul water from the site shall be implemented in accordance with the details and timetable approved under condition 37.

Reason

To prevent the increased risk of flooding from any sources in accordance with policy CS17 of the Core Strategy.

