

MINOR UPDATE

Application No:	DC/16/01177/FUL
Site:	Saltmeadows Industrial Estate Land South Of Saltmeadows Road Gateshead NE8 3DA
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).
Ward:	Bridges
Recommendation:	Grant subject to S106
Application Type	Full Application

Reason for Minor Update**Condition(s) deleted/amended**

Following discussions with the applicant and on the receipt of additional information the following conditions have been amended and/or deleted:

Condition 1 now includes reference to the hard landscaping plans which are considered acceptable:

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)09 T3 Hard Landscaping
 1317(S)10 T3 Hard Landscaping
 1317(S)11 T3 Hard Landscaping
 1317(S)12 T3 Hard Landscaping
 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.

The trigger for the condition 5 has been amended to allow for some site preparation works to commence before the condition is discharged, which is considered to be reasonable. It is also now specified that clean cover is only required in the communal areas.

5) Prior to the breaking of ground, excavation for construction of foundations or the removal of any materials off site commencing for the development hereby approved, 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.

In this case the Local Authority requires that a minimum of 1.15m of 'proven' uncontaminated 'clean cover' is provided in all communal 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.

Since the application was submitted the bat boxes have already been relocated in accordance with a Natural England bat licence. As such condition 13 is no longer required.

Condition 17 has been amended to correct an error with the plan listing:

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 1000-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.

Condition 20 landscaping now includes a reference to the submitted landscaping plan to establish a framework from which to work from:

20) The development hereby approved shall not be first occupied until a fully detailed scheme for the landscaping of the site, in general accordance with plan 1317(S)14 T5 Soft Landscaping, 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.

The word “cycle” has been added between “staff” and “parking” in condition 22 to avoid any confusion:

22) Secure and weatherproof staff cycle 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.

Further information has been provided to confirm that is only staff from Doosan Babcock who currently park on the site and it is only this parking that is to be re-provided. As such conditions 25, 29 and 30 have been amended to remove any reference to Clarke Chapman.

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 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.

29) Prior to the replacement parking for 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 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

For clarity the word lighting has been added after external in condition 31.

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

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.

SEE MAIN AGENDA FOR OFFICERS REPORT.