

MINOR UPDATE

Application No:	DC/17/01168/FUL
Site:	Land To The East Of Marigold Avenue Gateshead
Proposal:	Proposed erection of 41 dwellings with associated open space, landscaping and infrastructure (amended and additional information received 23/11/17, 19/12/17, 08/01/18 and 10/01/18).
Ward:	Felling
Recommendation:	Grant subject to S106
Application Type	Full Application

Reason for Minor Update

Update in regard to ecology and amended plans/information received.

ECOLOGY

Paragraph 5.58 of the main report states Officers will offer an update in regard to ecological mitigation/compensation, this update is provided below.

Based on the nature of the development and the size of the site it is not possible to avoid biodiversity harm. It is considered that the proposal would have a harmful impact on the biodiversity and ecology of the area, without any compensation or mitigation measures.

The applicant has sought to mitigate for the proposed loss of habitat through the restoration and enhancement of approximately 0.8ha of semi-improved neutral grassland suitable for priority butterfly species, including dingy skipper on land at Saltmeadows Riverside. The restoration and enhancement will be secured through the payment of a commuted sum of £22,000.00 (paid via a S106 agreement); officers recommend that this requirement be added to the recommendation.

Subject to the completion of the S106 agreement referenced above, it is considered that the proposal would comply with the aims and objectives of the NPPF, saved policies DC1(d), ENV46 and ENV47 of the Council's UDP and policy CS18 of the Council's CSUCP.

AMENDED/ADDITIONAL PLANS

The applicant has submitted amended plans proposing minor amendments to the internal layout of the proposed development (including minor highway amendments and details of both hard and soft landscaping). Further, the applicant has provided a construction methodology.

Based on the provision of this additional information it is considered Conditions 4 – 8 (pertaining to landscaping) and Conditions 11 and 12 (pertaining to construction control) can be amended to be become 'compliance conditions' as opposed to requiring further details to be provided.

SEE MAIN AGENDA FOR OFFICERS REPORT.