

Committee Report

Application No:	DC/20/00208/REM
Case Officer	Tracy Long
Date Application Valid	3 March 2020
Applicant Site:	Follingsby International Enterprise Park Limited Follingsby Park South Follingsby Lane Gateshead NE10 8YA
Ward:	Wardley and Leam lane
Proposal:	RESERVED MATTERS APPLICATION (relating to appearance, landscaping, layout and scale) for a storage and distribution unit (use class B8) with ancillary offices, car parking, servicing and landscaping on PLOT B (pursuant to OUTLINE APPLICATION DC/18/00574/FUL which was submitted with an ENVIRONMENTAL STATEMENT).
Recommendation:	GRANT
Application Type	Approval of Reserved Matters

1.0 The Application:

1.1 DESCRIPTION OF APPLICATION SITE

1.2 The site is situated on the south eastern edge of Gateshead, with the Borough of South Tyneside to the north and east and the City of Sunderland to the south. The site lies immediately to the south of Follingsby Lane, with Follingsby Park Industrial Park which includes a range of manufacturing and storage / distribution uses to the north. The former Leamside Railway Line is immediately to the east of the site with fields, commercial uses, stables and some residential properties further east in South Tyneside. The River Don is immediately to the south of the site with fields, a riding stables, playing pitches and the residential areas of Washington to the south in Sunderland. To the west of the site is the A194 motorway, Heworth Golf Club and the residential areas of Wardley and Heworth beyond.

1.3 Planning permission for the development of up to 225,000m² of floor space for B8 (storage and distribution) uses was approved under planning application DC/18/00574/FUL on 5 April 2019 for this site. This was an outline planning permission with all matters reserved except for access and landscaping of the green infrastructure zone

1.4 Phase 1 infrastructure works on the site have already been completed with the provision of a substantial area of green infrastructure which includes landscaping, drainage and ecological habitats to the east, south and west of the site, highway works along Follingsby Lane, the provision of 6 access points off

Follingsby Lane and the formation of development plateaus on the built development zone of the site.

1.5 DESCRIPTION OF PLANNING APPLICATION

1.6 This current reserved matters application provides the details of the appearance, layout, landscaping and scale for a single warehouse building (unit 2) on phase 3 of the development which relates to the built development of plot B on the eastern part of the site.

1.7 The proposal comprises the development of a single building for storage and distribution uses (use class B8), with a total gross internal area of 13,794m². Three small ancillary buildings are also proposed on the site including two security huts and a welfare facility/guard cabin which brings the total gross internal area of floor space on the site to 13,817m². This development will be the second of two warehouse buildings within the designated built development zone. A separate reserved matters application (reference : DC/20/00021/REM) was approved on 19 March 2020 for the first building (unit 1) on the western part of the site (plot A).

1.8 The application has been submitted with the following supporting information :

- Planning Statement
- EIA Compliance Statement
- Transport Compliance Statement
- Design and Access Statement

1.9 The Transport Compliance Statement submitted as part of this planning application explains that the warehouse building proposed on plot B would operate as a freight consolidation centre with HGV's providing goods from larger storage facilities and vans then distributing these goods to the local area. Local drivers would arrive at the site by various means of transport, collect a van and leave the site to make deliveries. Once all deliveries have been made, drivers would return the vans to the site, collect their own vehicle (if they have driven to the site), or travel home by other means of transport. The vans that undertake the last mile element of distribution are loaded to ensure that they can deliver goods for a least 6 hours in a single journey. This ensures efficiency of the operation and reduces vehicle movements. The submitted Transport Statement also explains that this is effectively the consolidation of existing activities as these deliveries are currently being made from distribution centres further afield using both the local and strategic highway network

1.10 AMENDED PLANS

1.11 Amended plans were received on 7th May 2020 which include some small changes to the site layout plan, internal warehouse floor plan and landscaping plan as briefly summarised below:

1.12 Proposed Site Plan

- Very minor realignment of the maintenance track for operational purposes
- Increase of cycle parking provision from 2 to 4 cycle shelters (increase from 20 to 40 cycle spaces)
- Confirmation that new grids will be introduced to access junctions and across both footpaths and cycleways to prevent newts from accessing the operational areas of the site.
- Removal of a give way marking at the entrance of the western site access.

1.13 Warehouse Plan

First floor mezzanine level increased by 150m² to incorporate ancillary facilities for the warehouse use.

1.14 Landscape plan

Updated to address comments made by the Council's Ecologist to include some species mix changes and the inclusion of 2 insect hotels.

1.15 RELEVANT PLANNING HISTORY

1.16 The site has been the subject of a number of relevant planning applications for development as summarised below:

1.17 **DC/17/01117/OUT** OUTLINE APPLICATION for 90,000m² of B8 (storage and distribution) and B2 (general industry floorspace) along with associated offices, internal roads, car parks, infrastructure and landscaping, with all matters reserved except access (submitted with an environmental statement). APPROVED 5 January 2018.

1.18 **DC/18/00111/REM** RESERVED MATTERS APPLICATION relating to appearance, layout, scale and landscaping for the phase one area of development (comprising works to Follingsby Lane, plot entrances, formation of development plateaus, green infrastructure development and related infrastructure works) pursuant to outline planning application DC/17/01117/OUT. APPROVED 18 April 2018.

1.19 **DC/18/00237/OUT** OUTLINE APPLICATION for 225,000m² of B8 (storage and distribution) and B2 (general industry) floorspace along with associated offices, internal roads, car parks, infrastructure and landscaping with all matters reserved except access and landscaping of the green infrastructure zone (submitted with an environmental statement). APPROVED 10 May 2018.

1.20 **DC/18/00573/COU** Demolition of farmhouse / barn buildings and change of use of land to provide extended green infrastructure and built development zones for the adjacent Follingsby International Enterprise Park including the closure of the existing vehicle access and the formation of a new vehicle access off Follingsby Lane to replace access 1 one of the 6 accesses approved under planning permission DC/18/00237/OUT (submitted with Supplementary

Environmental Statement). APPROVED 28 Sept 2018

- 1.21 **DC/18/00574/FUL** Variation of condition 1 (approved drawings) of planning permission DC/18/00237/OUT to incorporate the adjacent South Follingsby Farm site into the wider Follingsby International Enterprise Park development area by extending the green infrastructure and built development zones further west and removing access 1 and repositioning accesses 2 -5 and the associated bus stops and crossings along Follingsby Lane (submitted with Supplementary Environmental Statement). APPROVED 5 April 2019.
- 1.22 **DC/18/00575/FUL** Variation of condition 1 (approved drawings) of planning permission DC/18/00111/REM to incorporate the adjacent South Follingsby Farm site into the wider Follingsby International Enterprise Park development area by extending the green infrastructure and built development zones further west (submitted with Supplementary Environmental Statement). APPROVED 5 April 2019.
- 1.23 **DC/19/00227/NMA** NON MATERIAL AMENDMENT to planning application DC/18/00573/COU to allow the position of the approved fence line to be moved to build an access road to serve a substation on the site. APPROVED 24 April 2019.
- 1.24 **DC/19/00057/FUL** Proposed substation, gas meter and associated access road at South Follingsby Farm site adjacent to access road 1. APPROVED 27 June 2019
- 1.25 **DC/19/00058/FUL** Proposed substation, foul pumping station, gas meter and associated access road at Follingsby Max adjacent to White Rose Way between access road 4 and 5. APPROVED 27 June 2019
- 1.26 **DC/20/00021/REM** RESERVED MATTERS APPLICATION (relating to appearance, landscaping, layout and scale) for a storage and distribution unit (use class B8) with ancillary offices, car parking, servicing and landscaping on PLOT A (pursuant to outline application DC/18/00574/FUL which was submitted with an Environmental Statement). APPROVED 19 March 2020.
- 1.27 **Planning History Summary**
- 1.28 In summary works started on site under approved applications DC/17/01117/OUT and DC/18/00111/REM, which excluded the South Follingsby Farm site to the west. Works on site then switched to implementing approved applications DC/18/00575/FUL and DC/18/00573/COU which included the South Follingsby Farm site to the west. A substantial area of green infrastructure which includes landscaping, drainage and ecological habitats has been provided to the east, south and west of the site under the above approved permissions. The highway works to Follingsby Lane, plot entrances and the formation of development plateaus have also been provided under these approved permissions. These infrastructure works have been completed on site under phase 1 of the site development.

- 1.29 An operator has come forward with a proposal to develop a large single building with a total gross internal area of 187,024m² on plot A, which has been the subject of a separate reserved matters planning application DC/20/00021/REM. Therefore the quantum of floorspace proposed by the current reserved matters application (13,817m²) together with Plot A is in excess of the 90,000m² of floor space limit permitted by approved planning permissions DC/17/01117/OUT, DC/18/00111/REM and DC/18/00575/FUL. In response to this the intention is to switch from implementing consents DC/17/01117/OUT, DC/18/00111/REM and DC/18/00575/FUL to instead implementing approved planning permissions DC/18/00574/FUL and DC/18/00573/COU. Together these approved planning permissions allow for up to 225,000m² of B8 floorspace on the site within the designated built development zone. The phase 1 infrastructure works are equally compatible for permissions DC/18/00574/FUL and DC/18/00573/COU.
- 1.30 The development of plot A on the western half of the site within the built development zone is phase 2 of the site development. The development of plot A is expected to commence on site in May 2020. The development of plot B on the eastern half of the site within the built development zone would be phase 3 of the site development.

2.0 Consultation Responses:

Natural England	No objection.
Highways England	No objection.
Network Rail	Has no observations to make.
Northumbrian Water	No additional comments to make.
Environment Agency	Consulted mid March 2020. No response received.
Northern Gas Networks	Objected 13 March 2020 as gas pipes on the site. Objection withdrawn 29 April 2020 as satisfied that the development can be carried out in a safe manner that will protect the gas pipes.
Tyne and Wear Fire	No objection.
Sunderland City Council	Has no comments to make.
South Tyneside Council	No objection.

3.0 Representations:

- 3.1 The Council sent neighbour notification letters to 63 properties surrounding the site in Gateshead, South Tyneside and Sunderland on 12 and 13 March 2020.

Council officers displayed 15 notices surrounding the site in Gateshead, South Tyneside and Sunderland on 13 March 2020. A notice also appeared in the Newcastle Journal on 18 March 2020.

3.2 No representations have been received.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

DC1D Protected Species

DC1H Pollution

DC1J Substrata Drainage-Water Quality

DC1P Contamination, derelict land, stability

DC2 Residential Amenity

ENV3 The Built Environment - Character/Design

ENV22 Sites of Archaeological Imp - Potential

ENV44 Wood/Tree/Hedge Protection/Enhancement

ENV46 The Durham Biodiversity Action Plan

ENV47 Wildlife Habitats

ENV51 Wildlife Corridors

ENV54 Dev on Land Affected by Contamination

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS17 Flood Risk and Waste Management

CS18 Green Infrastructure/Natural Environment

KEA2 Follingsby South

5.0 Assessment of the Proposal:

- 5.1 Outline planning permission DC/18/00574/FUL has already been approved to develop this site for employment use B8 (storage and distribution). Therefore the principle of developing this site, including the scale and form of the development and the traffic issues associated with it has already been considered and approved.
- 5.2 The only material planning issues for consideration as part of this current reserved matters application is whether the proposed appearance, landscaping, layout and scale of phase 3 of the development are acceptable.
- 5.3 APPEARANCE
- 5.4 The principle of providing a large industrial warehouse building has already been considered and accepted through the granting of the previous outline permission for development on the site. The indicative schemes included with the outline planning applications envisaged a unit of this nature and scale.
- 5.5 Building Form
- 5.6 The proposed warehouse building is two storey with a pitched roof with a maximum height of around 14.5 metres. Canopies are proposed to the northern and southern elevations. The canopies stand at 5.4 metres high and will aid in the uninterrupted operations of van loading in all weather conditions.
- 5.7 Elevational Treatment
- 5.8 The building has cladding panels to each elevation. The Design and Access Statement submitted as part of this application explains that the palette of grey materials proposed for the exterior of the building provides grading across the building, lightening the appearance as well as ensuring consistency with the design approach taken to the warehouse building on plot A. The proposed external materials provide quick construction and the durable finish required for an industrial development.
- 5.9 Visual Impact
- 5.10 An assessment of the visual impact of the proposal was undertaken as part of the Environmental Statement (ES) submitted in support of the approved outline applications on the site. The planning statement submitted as part of this application explains that the palette of grey materials for the exterior of the building have been selected in order to reduce the impact of the large building, with a very light grey predominating in order to blend with the sky and horizon. In addition, the proposed building on plot B is around 14.5 metres high which is significantly below the maximum figure of 28 metres high which was assessed through the Environmental Impact Assessment (EIA).

- 5.11 No details of external lighting have been provided as part of this application, but this can be approved at a later date under condition 33 on the approved outline planning permission DC/18/00574/FUL.
- 5.12 The external built form, its architecture and external materials are all considered to be acceptable and appropriate for an industrial building and will compliment the form of the warehouse building on plot A as well as the existing industrial and commercial buildings to the north at Follingsby Park. Council officers are therefore of the opinion that the appearance of the proposed development for plot A is acceptable and accords with the aims and objectives of both national and local planning policies.
- 5.13 LAYOUT
- 5.14 The proposed warehouse building is sited within the northern section of plot B with the southern portion of plot B given over to van storage, extending to a total of 838 spaces.
- 5.15 Access Arrangements
- 5.16 The warehouse building on plot B would be served by two access points from Follingsby Lane along the northern boundary of the site. These access points reflect those approved under permissions DC/18/00574/FUL and DC/18/00573/COU. The westernmost access point will be used by both cars and vans for access and egress. Cars will move to the dedicated car parking area located to the front of the warehouse building.
- 5.17 Pedestrian and cycle access is also available from this western access junction, reflecting the position of the ancillary offices situated within the western end of the proposed warehouse building. The eastern junction will be used for HGV access, leading to a dedicated road and service yard area. Vans will use the same junction for access and egress and then spur off to relevant areas of the site.
- 5.18 Council officers consider that inset dropped crossings with tactile paving are required at the accesses for plot B for the use of pedestrians. The applicant has confirmed in the submitted Transport Note that these will be provided to facilitate pedestrian crossing. A condition (condition 2) has therefore been recommended to approve the final details of these crossing points and ensure that they are provided prior to the building being brought into use.
- 5.19 The planning statement submitted as part of the application explains that the proposed layout seeks to create a cyclical flow around the site, which works in tandem with operator led signage and traffic management to minimise crossovers and ensure safe flow of vehicles through the site.
- 5.20 Vehicle access to the gas governor and horse pen, which are located south west of the phase 3 development site is to be provided by means of a single track which runs along the western edge of the plot B development plateau.

This has been designed as a continuation of the existing access spur off main access 4 (the western most access point which serves plot B), which has already been constructed to serve the existing sub stations on site.

- 5.21 Employee Parking and Overnight Van Storage
- 5.22 Provision is made within the proposed site layout for 203 car parking spaces for employees and visitors (including 10 accessible spaces) at the front of the proposed warehouse building. A total of 838 overnight van storage spaces are proposed to the rear of the warehouse building with 84 van loading spaces.
- 5.23 The level of car parking proposed is significantly in excess of Gateshead Council's parking standards. Based on the proposed floor space of 13,817m² the maximum level of car parking set by the Council's parking standards is 69 car parking spaces (1 space per 200m² floor area for B8 uses).
- 5.24 The submitted Transport Statement explains that this oversupply of car parking is considered necessary due to the van storage element of operations on site and the need for van drivers to access the site and the vans stored within the site before heading out to make deliveries. This level of car parking will need to be reflected in the operational management plan that is required for the site and will be approved under condition 16 of the outline permission DC/18/00574/FUL.
- 5.25 Cycle / Motor Cycle Parking
- 5.26 The layout for plot B shows that secure cycle parking is to be provided to the front of the warehouse building on the western side of the building close to the site entrance. The number of cycle spaces being provided on site has increased from 20 to 40 spaces in 4 cycle shelters to comply with the Council's cycle parking standards. The layout also includes the provision of 5 motor cycle parking spaces.
- 5.27 The final details of the cycle parking and motor cycle parking provision will be approved at a later date under condition 18 of the approved outline planning permission DC/18/00574/FUL.
- 5.28 Electric Vehicle Charging
- 5.29 No details of electric vehicle charging have been provided as part of the layout of the reserved matters application. Council officers would like to see a minimum of 4% of the overall parking to have full charging units installed with all other spaces provided with passive charging infrastructure. The submitted Transport Note explains that 4% of all spaces will be provided with active charging points with a further 46% of the car parking provided with passive infrastructure. The remaining 96% of van storage bays will also be provided with passive charging infrastructure to support any future use of electric fleets by an operator.

- 5.30 The final details of the electric vehicle charging provision will be approved at a later date under condition 19 of the approved outline planning permission DC/18/00574/FUL.
- 5.31 Council officers consider that the proposed site layout provides safe access to the site for all people and provides adequate servicing facilities. A car park management plan, servicing management plan and operational management plan are all required under conditions 11, 12 and 16 of the approved outline planning permission DC/18/00574/FUL. These documents will ensure that the car park, servicing, van storage and van loading layouts work well, the number of spaces proposed are appropriate and that vehicle movements are managed to minimise impacts on the surrounding highways.
- 5.32 Council officers are therefore of the opinion that the way in which the buildings, routes and spaces within the development are provided and their relationship to the surrounding area are acceptable and accords with the aims and objectives of both national and local planning policies.
- 5.33 LANDSCAPING
- 5.34 The proposed warehouse building on plot B will be surrounded by a substantial area of green infrastructure to the east, south and west on those parts of the site which fall outside the built development zone. A detailed landscaping proposal has been submitted for phase 3. This proposal includes ornamental tree planting, ecological/ scrub planting, hedgerow planting, woodland block planting and grass areas. Two insect hotels are also included as part of the landscaping scheme. This is considered by Council officers to be a complimentary landscaping scheme on plot B, which will integrate with the wider green infrastructure on the site, as well as maintaining its value and function.
- 5.35 A condition (condition 3) will be required on the reserved matters application to ensure that the landscaping scheme is provide on site at an appropriate time. The maintenance of the landscaping for plot B will be approved under condition 9 of the approved outline planning permission DC/18/00574/FUL.
- 5.36 Landscaping for a reserved matters application also includes any boundary treatments within or around the site. A proposed fencing plan has been submitted as part of this reserved matters application. An acoustic fence is to be provided along the southern boundary of the warehouse. This will be 2.0 metres high, solid, close boarded timber fence with no gaps. The service yard and parking areas are to be surrounded by a 2.4 metre high paladin fence. This set is set back from Follingsby Lane creating an attractive open frontage across the site. A 600 mm high timber knee rail is to run along the main Follingsby Lane frontage.
- 5.37 The fencing plan also shows that the existing temporary newt fencing that is on site will be retained. Council officers consider that the proposed fencing arrangement for the site should also include measures to permanently exclude

amphibians, including great crested newts from the operational areas of the site. These measures are considered necessary to ensure that there is no harm to the species or impact on the operation of the development. A condition (condition 4) has therefore been recommended to approve the final details of the permanent newt boundary treatment for plot B rather than the retention of the existing temporary newt fencing, in the interest of good design and ecology.

- 5.38 Subject to the above planning conditions the landscaping proposal (including boundary treatments) for plot B is considered to be acceptable and accords with the aims and objectives of both national and local planning policies.
- 5.39 SCALE
- 5.40 The maximum amount of floorspace permitted on site is defined by condition 6 of approved outline permission DC/18/00574/FUL. This states that the development site as a whole shall not provide more than 225,000m² of gross external floor space for B2/B8 uses. The application for plot A under reserved matters application DC/20/00021/REM sought consent for a B8 unit and ancillary development of 187,024m² gross internal area. This leaves a theoretical maximum GIA of 37,976m² to be accommodated on plot B. The B8 warehouse and ancillary buildings proposed for plot B has a GIA of 13,817m², significantly below the maximum allowed under the outline consent.
- 5.41 Condition 4 of the approved outline permission DC/18/00574/FUL states that the buildings on the site shall not exceed a maximum height of 28 metres above the finished floor level with the finished floor level being 55 metres (above AOD). The proposed building on plot B falls significantly below these maximum parameters with a maximum warehouse building height of around 14.5 metres with a finished floor level of 52.850 metres (AOD). The remaining structures proposed on the site (security huts and guard cabins) are not taller than 2.8 metres.
- 5.42 The scale of the buildings within plot B therefore sit within the thresholds set out in the conditions attached to the approved outline development DC/18/00574/FUL.
- 5.43 The height, width and length of each building within the plot B site and its relationship to the development on plot A and the surrounding area is therefore considered to be acceptable and is within the limits considered and approved by the outline application DC/18/00574/FUL.
- 5.44 DRAINAGE/ EARTHWORKS
- 5.45 Illustrative drainage and earthworks drawings have been submitted as part of this reserved matters application. These drawings are for indicative purposes only as the final details of the drainage and earthworks for plot B phase 3 of the site will be approved by conditions 28 (drainage) and 7 (site levels) on the approved outline planning permission DC/18/00574/FUL.

5.46 EIA DEVELOPMENT

- 5.47 Outline application DC/18/00237/OUT was accompanied by an Environmental Statement (ES). The subsequent application DC/18/00574/FUL which amended the approved drawings for outline application DC/18/00237/OUT was accompanied by a Supplementary Environmental Statement (SES)
- 5.48 The ES and SES were submitted with the previous applications as the proposed development fell within part 10a of Schedule 2 of the Town and Country Plan (Environmental Impact Regulations) 2017 as amended, which relates to industrial estate developments on sites exceeding 5 hectares. Therefore this current reserved matters application is a subsequent application where environmental information was previously provided.
- 5.49 Regulation 9 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as amended applies where it appears to the relevant planning authority that an application which is before them for determination is a subsequent application in relation to Schedule 1 or Schedule 2 development. Where it appears to the relevant planning authority that the environmental information already before them is adequate to assess the significant effects of the development on the environment, they must take that information into consideration in their decision for subsequent consent. Where it is not adequate to assess the significant environmental effects of a development then this should be requested.
- 5.50 A compliance statement has therefore been submitted with this reserved matters application for robustness. This compliance statement reviews whether the proposed reserved matters for plot B would give rise to any new issues that were not raised at the time of the original applications that could rise to a need to consider whether supplementary environmental information is required. This compliance statement therefore undertakes a topic by topic review of the current reserved matters submission against the existing environmental information.
- 5.51 This compliance statement demonstrates that the proposed scheme for plot B does not give rise to any additional or different significant environmental effects to those identified in the ES and Supplementary ES submitted with the previous applications DC/18/00237/OUT and DC/18/00574/FUL.
- 5.52 Council officers are therefore satisfied that the environmental information already before the Local Planning Authority is adequate to assess the significant effects of the development on the environment. It is therefore considered that this current reserved matters application can be considered without the need for any additional environmental information.

6.0 CONCLUSION

- 6.1 The Planning Statement submitted as part of this application concludes that the development of plot B will provide a high quality, modern warehouse building able to meet the modern logistics operators requirements which will provide significant employment opportunities for the area.
- 6.2 This application is a subsequent application where environmental information was previously provided. Officers are however satisfied the adequate environmental information has been provided to the Local Planning Authority to assess the significant environmental effects of the development on the environment. Furthermore, this environmental information has been taken into consideration in the assessment of this application.
- 6.3 The proposed scheme for phase 3 of the development on plot B is considered to be in full accordance with the outline approval DC/18/00574/FUL. The layout, appearance, scale and landscaping of the development on plot B are also considered to be acceptable.
- 6.4 Taking all of the relevant issues and environmental information into account, it is therefore considered that planning permission for the reserved matters hereby applied for should be granted. The principle of the development has already been approved and the proposed access, layout, appearance, scale and landscaping satisfies the aims and objectives of relevant national and local planning policy.
- 6.5 It is therefore recommended that permission be granted subject to the planning conditions below.

7.0 Recommendation:

That permission be **GRANTED** subject to the following condition(s) and that the Strategic Director of Communities and Environment be authorised to add, vary, delete and amend the planning conditions as necessary:

1.

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

Site location plan	2001 S4 P3
Proposed site plan	2004 S4 P6
Proposed warehouse elevations	2101 S4 P2
Landscape masterplan	D224 L 001 C
Guard cabin and hut detail	2007 S4 P2
Cycle and smoking shelters	2008 S4 P2

Height restrictor / barrier detail 2009 S4 P2

Proposed warehouse floor plan 2102 S4 P4

Proposed warehouse roof plan 2103 S4 P2

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans.

2.

Notwithstanding the submitted drawings, prior to the laying out of the car parking spaces in plot B details of inset dropped crossings with tactile paving at the accesses for plot B for the use of pedestrians shall be submitted to and approved in writing by the Local Planning Authority. The approved pedestrian crossing points shall be provided prior to the warehouse building on plot B being brought into use.

Reason

In the interest of highway safety and to facilitate pedestrian crossing and in accordance with the NPPF and policy CS13 of the Core Strategy and Urban Core Plan.

3.

The landscaping scheme for Plot B hereby approved as shown on drawing D222 L 001 Rev C shall be carried out in accordance with the approved plan prior to the warehouse building on Plot B being occupied or the first available planting season thereafter.

Reason

To ensure that the approved landscaping scheme is completed in the interest of the visual amenity of the area and in accordance with the NPPF, saved policy ENV3 of the Unitary Development Plan and policy CS15 of the Core Strategy and Urban Core Plan.

4.

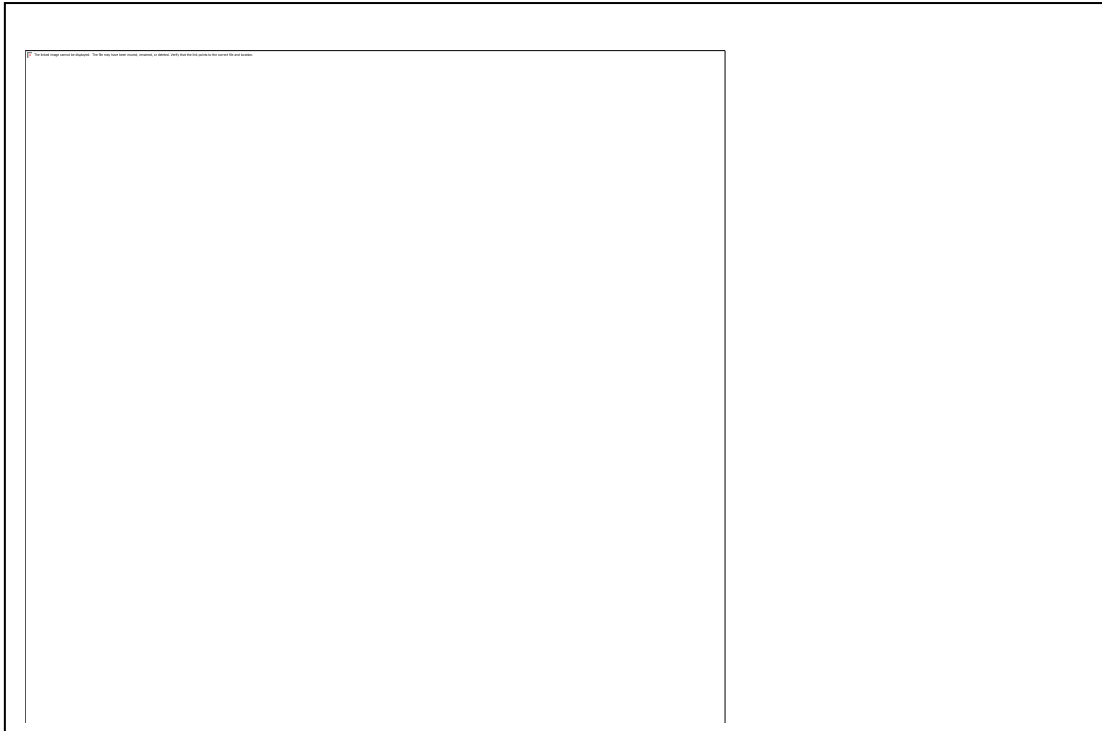
Notwithstanding the submitted drawings, prior to any boundary treatments being installed on plot B within or around the site, final details of the boundary treatments for plot B including permanent newt fencing to prevent amphibians from accessing the operational areas of the site shall be submitted to and approved in writing by the Local Planning Authority.

The boundary treatment scheme shall include details of the type, position, design, dimensions, materials and colour of the boundary treatment.

The approved boundary treatments relating to the acoustic fencing and permanent newt fencing shall be provided on site in accordance with the approved details prior to the warehouse building on plot B being brought into use. The approved acoustic fencing and approved measures to permanently exclude amphibians from operational areas of plot B shall be retained thereafter.

Reason

In the interests of good design, the protection of amphibians and to ensure appropriate operational noise levels and in accordance with the NPPF, saved policies DC1 (d), DC1 (h), DC2 and ENV47 of the Unitary Development Plan and policies CS14, CS15 and CS18 of the Core Strategy and Urban Core Plan.



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