

**Committee Report**

<b>Application No:</b>	<b>DC/21/01358/FUL</b>
<b>Case Officer</b>	<b>Richard Smith</b>
<b>Date Application Valid</b>	<b>7 January 2022</b>
<b>Applicant</b>	<b>B Joseph</b>
<b>Site:</b>	<b>Gateshead Jewish Primary School Alexandra Road Gateshead NE8 1NR</b>
<b>Ward:</b>	<b>Bridges</b>
<b>Proposal:</b>	<b>Erection of a three-storey annexe to the north of the site to include seven classrooms, staff facilities, management offices and an external rooftop play area. Erection of 8no temporary classrooms to the west of the site and the creation of a disabled parking bay to the south east of the site (Amended Plans received 17.02.22, 29.03.22 and 04.04.2022).</b>
<b>Recommendation:</b>	<b>MINDED TO GRANT</b>
<b>Application Type</b>	<b>Full Application</b>

**1.0 The Application:****1.1 DESCRIPTION OF THE SITE**

The application site is the existing Jewish Girls Primary School which is located on the east side of Alexandra Road, adjacent to the Ohel Rivka Nursery School. It shares a boundary to the south by the rear lane of Bewick Road that also forms the boundary of Coatsworth Conservation Area, with the Jewish Teachers Training College buildings beyond. Coatsworth Conservation Area also bounds Alexandra Road on the opposite side of the road to the application site.

1.2 To the north is "Gateshead Clubhouse" Day Centre and dwellings on Worcester Green, to the east is Ely Street, a terrace of dwellings, and the Gateshead Health Centre, the car park of which is also accessed from Ely Street.

1.3 The school is in the main a single storey glazed building of typical 1970's design with a two-storey element. It has a tall flue in the north-eastern corner of the building, with a playing field to the east and north of the main building. The school site is enclosed by 1.2m high metal railings; there is an existing car park accessed from Ely Street for on-site parking and servicing.

1.4 There is a pedestrian access from Alexandra Road. The building sits to the southern part of the site. A playground is located to the west of the building and there are four temporary portable units located to the north side of the school on an existing playing field that provide temporary classroom accommodation, which are to be removed to enable the annexe to be constructed.

- 1.5 There is a further single storey building at the Ely Street entrance which is the former caretaker's house and is now in use for 1 to 1 special needs teaching.
- 1.6 There is existing on-site parking along with restricted on-street parking available on the adjacent highways.
- 1.7 The current pupil roll is 366.
- 1.8 **DESCRIPTION OF THE PROPOSAL**  
The proposal is to erect a three-storey annexe building in the location of the existing temporary units to the north of the existing school building.
- 1.9 The temporary units are placed on a raised plateau. It is proposed to reduce this plateau so that the annexe is at grade with the existing school. The finished floor level (FFL) of the annexe is shown as 74.65, the level of the adjacent grassed area varies between 73.77 and 74.59 consequently, the FFL of the development would be 0.82m higher than the lowest part of the adjacent area.
- 1.10 The proposed annexe building is 43.8m long from west to east and 22.2m wide from north to south and set off the boundary by 2m. It is a two storey (ground and first floor) building with three storey 'bookends' on the east and west elevation. The annexe roof height stands at a height of 9.9m. A parapet wall and screen runs between the 'bookends' along the north and south elevations, to enclose a roof top play area. The overall height of the proposed annexe building is 12.3m to the top of the parapet / screen.
- 1.11 The ground floor of the annexe comprises seven classrooms (numbered 12 - 18), 4no staff offices, 2no stock rooms, a staffroom, separate staff and pupil toilet blocks, a plant room and a Design and Technology room. With an entrance hall and internal corridors.
- 1.12 At first floor level is a large Assembly Hall above the classrooms, with a second design and technology room, kitchen, ladies and men's toilet blocks, an equipment store, cloakroom and conference room.
- 1.13 Stairs and a lift are located in the 'bookends' section on both the ground and first floor. The eastern staircase is accessed from external double doors on the south elevation (facing the existing school) at ground floor level.
- 1.14 At second floor level, the 'bookends' give access to a screened, rooftop play area. Colour coated, steel framed roof shelters are indicated along the north and south sides of the rooftop play area.
- 1.15 There is a small service yard adjoining the northeast corner of the annexe, enclosed by a timber screen.
- 1.16 8no temporary classrooms are to be created to the west of the site. The temporary classrooms will be accessed from the existing paved area adjoining

the existing school building as well as a new footpath linked to existing pedestrian access for pupils from Alexandra Road.

- 1.17 Each classroom unit will be 8.4 metres in length, 4.0 metres in width and 2.6 metres in height. The external walling will comprise lightweight panelling with painted finish to RAL 7032 (Pebble Grey) with white UPVC window frames to match the existing school.
- 1.18 The plans also show the creation of one disabled user parking bay within the site, close to the access from Ely Street.
- 1.19 **PLANNING HISTORY**  
DC/04/01270/FUL Siting of 3 portable buildings to north of existing infants school to provide temporary classroom accommodation. Amended 21.09.04  
Granted Temporary Permission 08.11.2004 Expired 08.11.2006
- DC/06/01714/FUL Continued siting of 3 portable buildings to north of existing infants school to provide temporary classroom accommodation. Granted  
Temporary Permission 14.12.2006 Expired 14.12.2009
- DC/09/01512/FUL Continued siting of 3 portable buildings to north of existing infants school to provide temporary classroom accommodation. Granted  
Temporary Permission 22.01.2010 Expired 30.06.2011
- DC/12/00620/FUL Retention of 3 portable buildings to north of existing infants school to provide temporary classroom accommodation, for further 5 years (retrospective application). Granted Temporary Permission 25.06.2012 Expired 25.06.2017
- DC/14/01151/FUL Three storey extension (including basement level) on eastern elevation of the existing school to provide additional classroom space  
Granted 18.02.2015. Expired 18.02.2018
- DC/17/01041/FUL Construction of annexe to existing single storey primary school to include 7 No classrooms, 2 No D and T classrooms, Assembly/Dining/PE Hall, staff facilities, management office, roof top external play area (amended plans and additional information received 06/12/17).  
Granted by Planning and Development Committee 26.01.2018. Expired 26.01.2021

## **2.0 Consultation Responses:**

Northumbrian Water            No Objection

Coal Authority                No Objection

## **3.0 Representations:**

- 3.1 Neighbour notifications were carried out in accordance with formal procedures introduced in the Town and Country Planning (Development Management Procedure) Order 2015. This notification period ended on 14 April 2022.
- 3.2 Two objections have been received, raising the following concerns:
- The height of the building is too high
  - Overlooking
  - Adversely affecting his visual amenity
  - Loss of natural light to the front of the building
  - Overbearing
  - Noise pollution from external roof top play area
- 3.3 Site notices have been displayed and the date for responses to be received to this publicity is 11 May 2022.
- 3.4 A press notice has also been published in The Journal and the date for responses to be received to this publicity is 18 May 2022.

#### **4.0 Policies:**

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS9 Existing Communities

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS17 Flood Risk and Waste Management

MSGP15 Transport Aspects of Design of Dev

MSGP17 Residential Amenity

MSGP18 Noise

MSGP20 Land Contamination/Stability

MSGP24 Design Quality

MSGP29 Flood Risk Management

MSGP42 Jewish/Minority Group Community Facility

## **5.0 Assessment of the Proposal:**

- 5.1 The key considerations to be taken into account when assessing this planning application are the principle of the development, visual amenity, residential amenity, highways, flood risk and SuDS, contaminated land and the impact of the coal mining legacy.
- 5.2 **PRINCIPLE OF DEVELOPMENT**  
Policy MSGP42 of the Local Plan for Gateshead relates to the use of appropriate sites or premises in suitable and accessible locations for Jewish community needs, including the use of premises for teaching and student halls of residence and states that support will be given, subject to their impact on residential amenity and other local community needs.
- 5.3 The application site is already in use as the Jewish Girls Primary School. The proposal is to provide permanent classroom accommodation in place of the temporary buildings located on the playing field.
- 5.4 Regard is given to previously approved planning application DC/17/01041/FUL for an identical proposal except for the removal of the glazed link corridor between the annexe and the existing school and the inclusion of the eight temporary classrooms, therefore, it is considered principle of the development (of the annexe) has already been established.
- 5.5 Therefore, the principle of the development is considered to be acceptable in accordance with policy MSGP42 of the Local Plan for Gateshead.
- 5.6 **VISUAL AMENITY**  
Policy CS15 of Local Plan for Gateshead requires that development should contribute to good place-making through the delivery of high quality and sustainable design by responding positively to local distinctiveness and character.
- 5.7 Furthermore, paragraph 126 of the National Planning Policy Framework (NPPF) 2021 sets out that good design is a key aspect of sustainable development, creating better places in which to live and work. Paragraph 130 meanwhile requires that development should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development and should offer a high standard of amenity for existing and future users.
- 5.8 The existing school building is not considered to be of any particular architectural merit. The proposals represent an important opportunity to improve the appearance of the site. It is considered the design of the proposed annexe is acceptable.
- 5.9 The design and access statement submitted in support of the application stated a buff facing brick is proposed. Officers conclude that this would not be an appropriate choice of materials. Following correspondence with the agent, an

agreement was reached for a red coloured brick. However, it is considered appropriate for conditions to be imposed for the final details of all materials.

- 5.10 Given the 8no classrooms will be temporary until the proposed annexe is occupied, and with regards to the materials proposed, it is not considered that they will lead to a long-term adverse effect on the visual appearance of the site, despite being in a more visually prominent position than the existing temporary classrooms. Following a site visit officers noted that an area of planting along the south-west boundary had been removed, the agent stated this was done for Covid measures, however it is considered that this area of planting would improve the site visually once the proposed temporary classrooms have been removed and therefore it is considered that a suitably worded condition (condition 25) is imposed for replanting along the south-west boundary.
- 5.11 To ensure a satisfactory external appearance to the development, a condition in relation to final details of extraction and ventilation facilities for toilets and the kitchen (conditions 9-12) will be imposed.
- 5.12 Subject to the above the proposed development is considered to be acceptable and in accordance with the NPPF and policies MSGP24 and CS15 of the Local Plan for Gateshead.
- 5.13 **RESIDENTIAL AMENITY**  
Policy MSGP17 states that development will be required to provide a high-quality environment and a good standard of amenity for existing and future occupants of land and buildings. To ensure it does not lead to an unacceptable impact on amenity or character of an area, and does not cause unacceptable disturbance, through an increase in noise, disturbance, traffic and parking congestion, smells, fumes or other harmful effects, or conflict with other adjoining uses, whilst safeguarding the enjoyment of light, outlook and privacy; and ensuring a high quality of design and amenity
- 5.14 Whilst policy CS14 1 (iii) looks to prevent negative impacts on residential amenity and wider public safety from noise, ground instability, ground and water contamination, vibration and air quality.
- 5.15 The nearest residential properties to the school boundaries are those on Ely Street and Worcester Green. Officers consider that the proposed building itself would not impact on the living conditions of residents in Ely Street.
- 5.16 The two storey properties on Worcester Green are located to the north of the school site, with a grassed area, footpath and the front gardens of the properties between the school and the dwellings. The distance between the front elevation of the dwellings and the rear elevation of the proposed building is approximately 32m.
- 5.17 The highest part of the proposed annexe is 11.5m metres and the height of lowest part is 5.5 metres, the same height as the dwellings on Worcester Green. Whilst it will change the outlook of the residents it is considered the building will not have a harmful impact due to the significant separation

distance of approximately 32m, and as such is not considered to give rise to any amenity concerns.

- 5.18 The "Gateshead Clubhouse" Day Centre is nearer to the northern school boundary than the dwellings on Worcester Green. There are no windows on the southern elevation of the Day Centre and the whilst the building does have an external area, officers noted that this is mostly used for parking, therefore, it is considered that whilst the proposed annexe is in close proximity to the Day Centre there would not be any harmful impact upon the occupants or the operation of the Day Centre. Furthermore, given the design of the building, the impact upon the external area is lessened given that the building is set back at this point of the site, which was currently occupied by one of the temporary classrooms.
- 5.19 There is an access into the annexe is shown on the northern elevation, and its use could result in noise and disturbance to residents of Worcester Green. Whilst it is likely that pupils will only use this doorway in the event of an emergency, given there is a main entrance on the south elevation. It is considered necessary to impose a condition to restrict the use of this access to emergencies only (condition 13) and subject to such a condition the proximity of the annex to the boundary is not considered will cause disturbance to residents. The roof top play area is not considered to give rise to an increased level of noise than that which already exists within the grounds of the school.
- 5.20 A new plant room is proposed on the ground floor on the south-east corner of the development. A condition is recommended to secure specific details of the equipment to be installed in the plant room including details of expected noise levels and vibration of the plant operating (manufacturer brochure) to ensure there are no impacts upon nearby residential properties (conditions 15-16).
- 5.21 Given the proximity of the school to dwellings it is considered necessary to impose a condition restricting the hours of construction including the use of any equipment or deliveries to the site, to between 0800 hours and 1700 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays to safeguard the amenities of nearby residents (condition 7) and a construction methodology to ensure disturbance is kept to a minimum (conditions 5-6).
- 5.22 Given the above and subject to suitably worded conditions, the proposed extension is considered to be acceptable and in accordance with the NPPF and policies MSPG17 and CS14 of the Local Plan for Gateshead.
- 5.23 **HIGHWAY SAFETY AND PARKING**  
Paragraph 111 of the NPPF states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.24 Policy CS13 of the CSUCP ensures any new development provides safe, secure and direct pedestrian links.

- 5.25 Information provided by the Applicant states that pupil numbers are currently 366, it is considered that pupil numbers could potentially rise over the next few years and therefore it is considered appropriate to impose a condition that before the pupil numbers exceeds 375, details of the staff and pupil numbers, ages of the children and how the transport impacts can be accommodated can be imposed (condition 22) alongside a condition for the removal of the temporary classrooms following the completion of the proposed annexe (condition 25).
- 5.26 Furthermore a condition (condition 21) requiring an updated Travel Plan is also considered necessary.
- 5.27 An amended service yard plan has been submitted which demonstrates that delivery vehicles could manoeuvre within the site.
- 5.28 The details of the times and frequency of deliveries are required to ensure that there is no highway safety concern or impact upon residential amenity, and this can be secured by condition (conditions 17-18).
- 5.29 A condition is recommended to ensure that the details are secured, that the bin store is implemented, and bins are stored at all times other than on bin collection day (conditions 19-20).
- 5.30 Waste Services and Ground Maintenance has confirmed that the refuse waggon currently reverses up Ely Street and does not enter the school site due to vehicles being parked in the turning head. Whilst the reversing of refuse waggons along Ely Street is undesirable, the proposed servicing arrangements will not change from the current situation nor is the frequency of refuse collection expected to increase as a result of this proposal.
- 5.31 To ensure there are sustainable travel methods available it is considered preproperate to impose a suitably worded condition for cycle storage (conditions 23-24).
- 5.32 Therefore, subject to suitably worded conditions it is considered that the development is acceptable in terms of highway safety; in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.
- 5.33 **FLOOD RISK AND SUDS**  
The application site is located within Flood Zone 1 which has a low probability of flooding.
- 5.34 An assessment for risk of surface water flooding to confirm whether the floodwater is generated on site or whether it arises from offsite sources. A condition is therefore recommended to secure these details (conditions 31-33)
- 5.35 Subject to suitably worded conditions, the proposed development is considered acceptable and in accordance with the NPPF and policies MSPG29 and CS17 of the Local Plan for Gateshead.



#### 5.36 LAND CONTAMINATION

The application site has been assessed and inspected as part of the Council's Contaminated Land strategy, as part of the Local Authorities' obligations under Part IIA of the Environmental Protection Act of 1990 and has not been determined as "Contaminated Land". However, it is situated on potentially contaminated land based on previous historic use. The site previously contained other school buildings and terraced housing to the north.

5.37 A letter from James Christopher Consulting - "Site Investigation- Jewish Girls Primary School", dated 19 November 2018, reference JCCGEO18-017 (02) was submitted in support of the application.

5.38 The letter also provided details of a site investigation undertaken within the development area during 2018 with no significant contamination issues revealed. The report then concludes that no remediation works will be needed, which is acceptable based on the information provided in the first report.

5.39 Consequently, overall, the potential level of contamination possibly being a hazard to site operatives and future site users is considered to be LOW within the development area, and that significant contamination of soils and made ground beneath these areas is not anticipated.

5.40 Given the above and subject to suitably worded conditions, the proposed development is considered to be acceptable and in accordance with the NPPF and policies MSPG20 and CS14 of the Local Plan for Gateshead.

#### 5.41 COAL RISK MINING LEGACY

The application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application.

5.42 Coal Authority records indicate the presence of one recorded mine entry (shaft) within the planning boundary and that the site is likely to have been subject to historic unrecorded underground shallow mine working.

5.43 The Coal Authority notes the proposed layout, which appears to have been designed around the conjectured position of recorded mine entry and its zone of influence, which is referred to in the supporting Coal Mining Review (1 November 2018, prepared by James Christopher Consulting Ltd). The report has been informed from appropriate geological and mining information, as well as from the results of site investigations comprising of rotary boreholes and trial trenches into rockhead.

5.44 The investigations undertaken appear to be appropriate having regard to the evidential source of the mine entry positioning. Commentary within the report, confirms that those areas of the site, where built development is proposed, is not considered to be at risk, specifically as the mine entry has been discounted from being within the site. However, it is noted that as a result of rotary drilling,

shallow workings were encountered at a depth where they pose a risk to ground stability, which the report confirms will require consolidating by drilling and grouting.

- 5.45 Therefore, subject to suitably worded conditions (27-28), the proposed development is considered to be acceptable and in accordance with the NPPF and policies MSPG20 and CS14 of the Local Plan for Gateshead.

## **6.0 CONCLUSION**

- 6.1 Taking all the relevant issues into account, it is therefore recommended that Members be minded to grant planning permission, at the expiry of the neighbour notification period, subject to suitable conditions. With these conditions, it is considered that the development accords with national and local planning policies and the recommendation is made taking into account all material planning considerations.

- 6.2 Therefore, it is recommended that members be minded to grant planning permission, subject to the following conditions,

### **7.0 Recommendation:**

That members be MINDED TO GRANT subject to the following condition(s) and that the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, vary and amend the planning conditions as necessary

1

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.

2

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

M2271 EW06B  
M2271 EW07A  
M2271 EW08B  
M2271 EW11A  
M2271 EW12  
M2271 EW15  
M2271 EW16  
M2271 EW17  
M2271 EW18E  
M2271 EW19E  
M2271 300

M2271 303  
M2271 304  
Parapet Detail Showing Balustrading  
4478-E-04-T02  
4478-E-04-T03  
4478-E-03-T04  
4478-E-01-T05  
Topographic Survey  
Proposed Roof Top Plan

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.

3

The development hereby permitted shall not progress above foundation 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 in accordance with the NPPF and policies CS15 and MSGP24 of the Local Plan for Gateshead.

4

The details of materials approved under condition 3 shall be implemented in full accordance with the approved details prior to use of the building hereby permitted.

Reason

To safeguard the visual amenities of the area in accordance with the NPPF and policies CS15 and MSGP24 of the Local Plan for Gateshead.

5

Prior to commencement of the development hereby permitted a Construction Method Statement shall be submitted to, and approved in writing by, the Local Planning Authority.

The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding
- v. wheel washing facilities

- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for the recycling/disposing of waste arising from demolition and construction works.

Reason

In order to avoid nuisance to the occupiers of adjacent properties in accordance with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

Reason for Pre Commencement Condition

To ensure the proposed development does not lead to an unacceptable level of nuisance to the occupiers of adjacent properties.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

6

The construction methodology approved under condition 5 shall be adhered to at all times during the construction of the development hereby permitted.

Reason

In order to avoid nuisance to the occupiers of adjacent properties in accordance with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

7

Unless otherwise approved in writing by the Local Planning Authority, all external works and ancillary operations in connection with the development hereby approved, including the use of any equipment or deliveries to or collections from the site, shall be carried out only between 0800 hours and 1700 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

Reason

To safeguard the amenities of nearby residents and in accordance with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

8

All external lighting of the school shall be carried out in accordance with the External Lighting Statement and plan ref 4478-E-04-T02 and 4478-E-04-T04 unless submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of amenity in accordance with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

9

Notwithstanding the details submitted, the annexe building hereby permitted shall not be first occupied until a scheme of odour suppression, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the manufacturers details of the proposed flue, all proposed cooking processes, a plan of the proposed ventilation system and odour abatement measures including the location and details of the filters, fans and flues and the manufacturer's recommendations concerning frequency and type of maintenance.

Reason

In order to avoid odour nuisance to the occupiers of adjacent properties and unacceptable visual impact in accordance with the NPPF and policies CS14, CS15, MSGP17 and MSGP24 of the Local Plan for Gateshead.

10

The kitchen equipment approved under condition 9 shall be installed in accordance with the approved details prior to first occupation of the annexe building hereby approved and shall thereafter be operated at all times when cooking is taking place and maintained in accordance with the manufacturer's instructions. A written record of any maintenance shall be retained on site and be made available for inspection by the Local Planning Authority.

Reason

In order to avoid odour nuisance to the occupiers of adjacent properties and unacceptable visual impact in accordance with the NPPF and policies CS14, CS15, MSGP17 and MSGP24 of the Local Plan for Gateshead.

11

The annexe building hereby permitted shall not progress above foundation level until final details of all the termination points of vents, flues and extract grilles and scaled elevations indicating their detailed appearance and location on the annexe building including on the roof have been submitted to and 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 building in accordance with the NPPF and policies CS15 and MSGP24 of the Local Plan for Gateshead.

12

The annexe building shall be completed in accordance with the approved details under Condition 11 and retained as such in accordance with the approved details thereafter.

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 building in accordance with the NPPF and policies CS15 and MSGP24 of the Local Plan for Gateshead.

13

The double doors on the ground floor of the northern elevation of the annexe building hereby permitted shall only be used in the event of an emergency situation where evacuation of the annexe building is required.

Reason

To protect the residential amenity of the residents of Worcester Green in accordance with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

14

The windows of the annexe building hereby permitted facing the northern boundary shall be glazed with obscure glass at a level three or greater. The obscure glazing shall be retained thereafter.

Reason

To ensure the protection of privacy for neighbouring occupiers in the interests of residential amenity, in accordance with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

15

Notwithstanding the details of the plans submitted, prior to occupation of the annexe building hereby permitted the final expected noise levels and vibration details of the equipment to be installed in the plant room shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of residential amenity and to ensure there is no noise and disturbance in accordance with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

16

The plant equipment approved under condition 15 shall be implemented in accordance with the approved details and retained thereafter for the life of the development

Reason

In the interests of residential amenity and to ensure there is no noise and disturbance in accordance with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

17

Prior to first occupation of the annexe building hereby permitted final details relating to the servicing strategy of the annexe building to include:

- details of how the development will be adequately and safely serviced;
- details relating to time constraints for servicing,
- details of vehicle size and proposals for safe movements of vehicles and goods
- details on the numbers of deliveries and
- how controls would be implemented

Shall be submitted in the form of a Service Management Plan for the written approval of the Local Planning Authority.

Reason

To ensure adequate servicing arrangements are provided for all elements of the development and in the interests of highway safety and in accordance with the NPPF and policies CS13 and MSGP15.

18

The measures contained within the approved servicing strategy shall be implemented in accordance with the approved details under condition 17 prior to the annexe building being occupied and maintained thereafter unless otherwise approved in writing by the Local Planning Authority.

Reason

To ensure adequate servicing arrangements are provided for annexe building and in the interests of highway safety and in accordance with the NPPF and policies CS13 and MSGP15.

19

The annexe building hereby permitted shall not be first occupied until details of the refuse and recycling storage area to include a measure to contain the location of the bins have been submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of the provision of adequate refuse and storage/collection facilities, of general and visual amenities in accordance with the NPPF and policies CS13 and MSGP15.

20

Prior to the first occupation of the annexe building hereby permitted the bin store shall be completed using the bin store details and screen approved under condition 19 and maintained thereafter.

Reason

In the interests of the provision of adequate refuse and storage/collection facilities, of general and visual amenities in accordance with the NPPF and policies CS13 and MSGP15.

21

Notwithstanding the submitted details, an updated Travel Plan to include details on Modeshift STARS shall be submitted and approved in writing by the Local Planning Authority.

Reason

To encourage sustainable travel and in the interests of highway safety in accordance with the NPPF and policies CS13 and MSGP15.

22

Before the pupil roll exceeds 375, details of the intended staff and pupil numbers along with details of proportionate measures to ensure the transportation impacts of these additional staff and pupils are mitigated, to ensure that the additional numbers can be safely accommodated at the site without detrimental impact on the local road network, shall be submitted for the written approval of the Local Planning Authority.

The requirements of this condition shall be met at all such times as the pupil roll exceeds 375, or for any multiple of 30 pupil increase thereafter.

Reason

In the interests of the provision of adequate highway arrangements in accordance with the NPPF and policies CS13 and MSGP15.

23

Prior to the first occupation of the annexe building hereby approved details of secure and weatherproof cycle parking and scooter storage to comply with the with Gateshead Cycling strategy, has been submitted to and approved in writing by the Local Planning Authority.

Reason

In order to ensure adequate provision for cyclists and in compliance with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

24

The details approved under condition 23 shall be implemented in accordance with the approved details before the annexe building hereby approved is occupied and retained as such for the lifetime of the development.

Reason



In order to ensure adequate provision for cyclists and in compliance with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

25

The temporary classroom units shall be removed from the site within one calendar month of the first occupation of the building annexe hereby permitted and the site landscaping reinstated.

Reason

In the interests of visual amenity in accordance with the NPPF and policies CS15 and MSGP24.

26

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. 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.

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until this condition has been complied with in relation to that contamination.

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 CS14 and MSGP20 of the Local Plan for Gateshead.

27

Prior to commencement of the development hereby permitted, no works shall commence on site until any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full, in order to ensure that the site is safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason

To ensure there is adequate land stability in accordance with the NPPF and policies CS14 and MSGP20 of the Local Plan for Gateshead.

Reason for prior to commencement condition

The site investigation and assessment of the risks of the site must be undertaken before the development commences in order to ensure that an appropriate remediation scheme suitable for appropriate land stability is identified and approved prior to commencement of the development.

28

Prior to the occupation of the development, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason

To ensure there is adequate land stability in accordance with the NPPF and policies CS14 and MSGP20 of the Local Plan for Gateshead.

29

The development hereby permitted shall not progress above foundation level until final details of the roof canopy and scaled elevations indicating the detailed appearance and location on the building have been submitted to and 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 building in accordance with the NPPF and policies CS15 and MSGP24 of the Local Plan for Gateshead

30

The development shall be completed in accordance with the approved canopy details under Condition 29 and retained as such in accordance with the approved details thereafter.

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 building in accordance with the NPPF and policies CS15 and MSGP24 of the Local Plan for Gateshead

31

Prior to commencement of the annexe building hereby approved, a fully detailed drainage design shall be submitted to and approved in writing

by the Local Planning Authority. The drainage design must be in accordance with local and national planning policy and follow supporting guidance and best practice. Specifically, infiltration testing in line with BRE Digest 365 is to be undertaken. Where discharge to ground is proven to not be feasible, discharge to a positive outfall is to be considered following the hierarchy of surface water disposal options. Consideration of runoff from all roof and paved areas proposed within the development red line boundary are to be included in the drainage design unless part of an existing drainage system serving existing areas is not affected by the new drainage system. An appropriate allowance for climate change is to be applied to rainfall intensities to reflect the lifetime of the development. Discharge to an outfall, where required, is to be limited to as close to greenfield runoff rates and volumes as reasonably practicable. Runoff from all roof and paved areas is to receive an appropriate level of treatment using SuDS components with pollution mitigation demonstrated in accordance with the SuDS Manual (CIRIA C753) Simple Index Approach methodology. The drainage design shall include all details as necessary to demonstrate a compliant scheme (ie drainage plan, sections, SuDS components and flow control details, together with a design philosophy report containing a Drainage Maintenance Schedule and supporting hydraulic calculations).

**Reason**

To prevent increased flood risk in accordance with the NPPF and Policy CS17 of the Local Plan for Gateshead.

**Reason for Pre Commencement Condition**

The detailed drainage design and SUDs must be undertaken before the annexe building commences in order to ensure that a complaint scheme is identified and approved prior to commencement of the development.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

32

Prior to commencement of the annexe building hereby approved (except for vegetation clearance works and erection of site security hoardings) a drainage construction method statement (DCMS) relating to the proposed drainage system which will serve the completed development shall be submitted to and approved in writing by the Local Planning Authority. The content of the DCMS shall be in accordance with Appendix B6 of the SuDS Manual (CIRIA C753).

**Reason**

To prevent increased flood risk in accordance with the NPPF and Policy CS17 of the Local Plan for Gateshead.

**Reason for Pre Commencement Condition**

The detailed drainage design and SUDs must be undertaken before the annexe building commences in order to ensure that a complaint scheme is identified and approved prior to commencement of the development.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

33

Prior to the first occupation of the annexe building hereby approved, the Drainage Maintenance Schedule provided as part of the approved drainage design is to be developed into a SuDS Maintenance Plan to be submitted for approval by the Local Planning Authority. The SuDS Maintenance Plan is to be in accordance with Appendix B8 of the SuDS Manual (CIRIA C753) and is to include a SuDS Maintenance Inspection Checklist. The checklist shall subsequently be filled out by those responsible for the operation and maintenance of the SuDS and shall be available for review on request by the local authority to verify the condition and performance of the system at any particular time.

34

Prior to the commence of the annexe building hereby approved a detailed scheme for the disposal of foul and surface water from the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority.

Reason

To prevent increased flood risk from any sources in accordance with the NPPF and Policy CS17 of the Local Plan for Gateshead.

Reason for Pre Commencement Condition

To prevent increased flood risk.

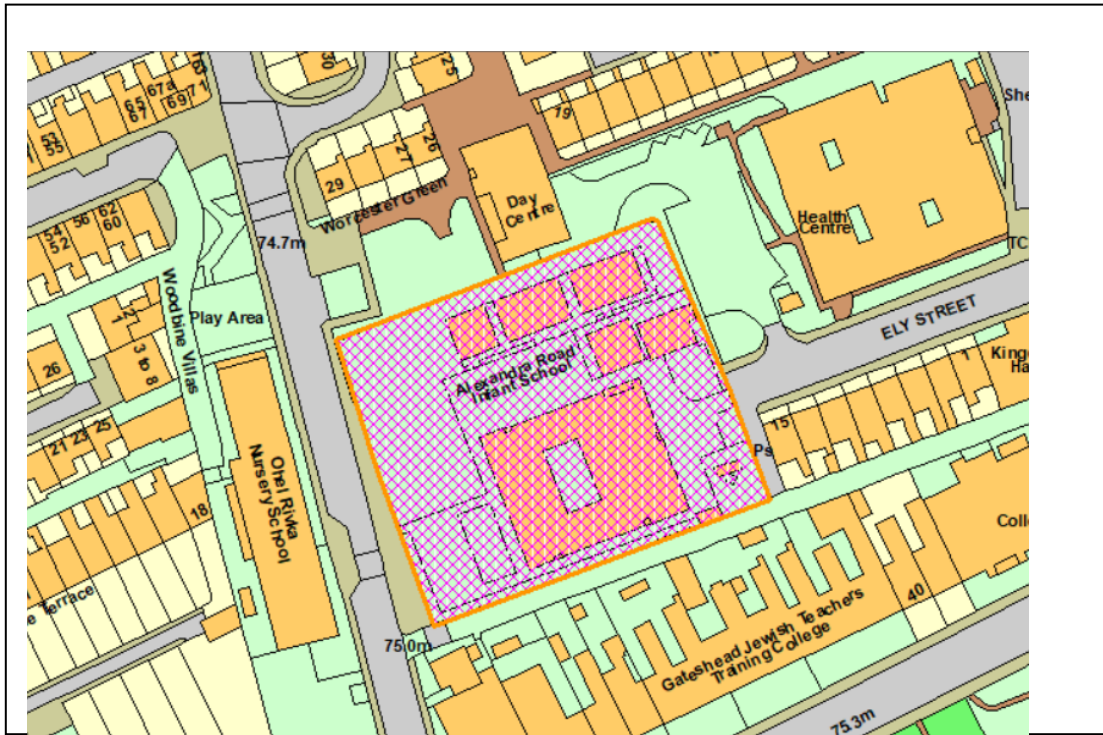
The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

35

The annexe building shall be completed in accordance with the approved foul and surface water details under Condition 34 and retained as such in accordance with the approved details thereafter.

Reason

To prevent increased flood risk from any sources in accordance with the NPPF and Policy CS17 of the Local Plan for Gateshead.



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