

Committee Report

Application No:	DC/21/00851/FUL
Case Officer	Andrew C Softley
Date Application Valid	6 July 2021
Applicant	ES Gateshead Limited
Site:	Land At South Shore Road Gateshead
Ward:	Bridges
Proposal:	Demolition of existing buildings and erection of residential development of up to 12 storeys with associated hard and soft landscaping, car parking, servicing and access works (amended 01/10/2021, 05/11/2021 and 11/05/2022).
Recommendation:	GRANT
Application Type	Full Application

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

The application site is fundamentally a rectangular shaped parcel of land located to the north of South Shore Road, along Gateshead's Quays. It comprises a total of 0.4 hectares of brownfield land, with one building (Viscom House) currently occupying the site. Viscom House is a large single storey industrial building constructed from brick and metal cladding and also features a metal clad double pitched roof with central valley. The building is currently vacant, having most recently operated as an industrial fire protection coatings business.

1.2 The grounds of the application site are mostly hardstanding apart from modest strips of soft landscaping along the northern, western and southern boundaries. The site is bounded to the north by the River Tyne, to the south, by South Shore Road, with a wooded area beyond that, to the east by industrial buildings and a commercial garage, and to the west by vacant parcel of land, with extant planning permission for office development (ref: DC/10/00385/FUL).

1.3 The site is defined by metal palisade fencing, which also incorporates metal palisade gates that give vehicular access to and from South Shore Road.

1.4 The character of the area is a mixture of commercial, cultural, industrial, and residential uses, with the application site forming the junction between the commercial, cultural and residential uses to the west and the industrial uses to the east.

1.5 There are no listed buildings in proximity to the site and the majority of the site sits within Flood Zone 1 (the lowest risk of flooding).

1.6 DESCRIPTION OF THE APPLICATION

This application proposes demolition of existing buildings and erection of residential development of up to 12 storeys with associated hard and soft landscaping, car parking, servicing and access works (amended 01/10/2021, 05/11/2021 and 11/05/2022). The building would provide 162 one and two bedroom apartments and would be split over three distinct sections of 5, 9 and 12 storeys.

1.7 Vehicular access will be achieved via South Shore Road, by removing the existing accesses and creating a new centrally located access that would serve a central courtyard. The access point will be used for residents, visitors, deliveries and for servicing the building, although there is also a servicing bay proposed on South Shore Road also.

1.8 The building incorporates its own 'hub' on the ground floor which will provide amenity space exclusively for residents. The design also incorporates a green roof and allows for the extension of the pedestrian/cycle riverside route along the River Tyne. Extensive cycle parking is proposed to promote sustainable modes of transport and as a result car parking is kept to a minimum, with only car club, accessible, motorcycle and delivery/servicing bays provided.

1.9 A roof terrace is proposed for the top of the 5 storey element that fronts the river. It would include an area of sedum type planting, and other ornamental planting along with a seating area. A 5m wide ecological buffer is proposed along the boundary with the quay wall due to the presence of tidal mud flats, with this buffer zone also offering biodiversity mitigation opportunities. The site will also feature hard and soft landscaping, with the soft landscaping also design to provide biodiversity mitigation opportunities.

1.10 RELEVANT PLANNING HISTORY

DC/14/00853/COU: Planning permission granted for change of use from light industrial to Art Gallery, Artists' Studios storage and cafe including minor external alterations to window and door openings. Granted 10.09.2015.

DC/10/00385/FUL: Section 73 application to amend conditions 1, 3, 4, 5, 6, 7, 8, 15, 20, 21, 22, 27, 28, 29, 31, 32, 34 and 35 of DC/08/01922/FUL for the development of a hotel (use class C1) and office (use class B1) complex, car parking and associated hard and soft landscaping (including a riverside walkway) (amended 04/05/10). Granted 25.06.2010.

DC/08/01922/FUL: Planning permission granted for development of a hotel (Use Class C1) and Office (Use Class B1) complex, car parking for 83 cars, and associated hard and soft landscaping (including a riverside walkway) (amended 10/03/09 and 11/03/09). Granted 02.06.2009.

2.0 Consultation Responses:

Tyne And Wear Archaeology Officer	No further archaeological investigation is required.
Northumbria Police	No objection subject to a lighting condition.
Northumbria Water	No objection subject to a foul water condition.
Marine Management Organisation	No objections.
Port Of Tyne	No objections, however, a Ports River Works Licence will be required.
Northern Gas Networks	No objections.
Tyne And Wear Fire And Rescue Service	No objections.
Nexus	No objections.
Environment Agency	No objection subject to conditions.

3.0 Representations:

- 3.1 Two letters of support have been received from a neighbouring occupier that supports the regeneration of the area.
- 3.2 One letter of objection has been received and raises the following concerns:
- Is this site the most appropriate, given its allocation under policy QB3 of the Local Plan.
 - The site should not be developed in isolation and rather a cohesive masterplan to the wider should be adopted.
 - The bulk, mass, height and materials would be harmful to the Tyne Gorge and its views.
 - The development would harm the residential amenity currently afforded to the neighbouring buildings.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

QB1 Quays and Baltic Sub-Area

QB2 Gateshead Quays Key site

QB3 Quays and Baltic Dev Opportunity Sites

UC3 Leisure Culture and Tourism

UC4 Homes

UC11 Gateways and Arrival Points

UC12 Urban Design

UC13 Respecting and Managing Views

UC14 Heritage

UC15 Urban Green Infrastructure

UC16 Public Realm

UC17 Public Art

CS2 Spatial Strategy for Urban Core

CS10 Delivering New Homes

CS11 Providing a range and choice of housing

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS16 Climate Change

CS17 Flood Risk and Waste Management

CS18 Green Infrastructure/Natural Environment

MSGP8 Digital Infrastructure

MSGP9 Housing Sites Allocation

MSGP10 Accessible and Adaptable Dwellings

MSGP12 Housing Space Standards

MSGP15 Transport Aspects of Design of Dev

MSGP17 Residential Amenity

MSGP18 Noise

MSGP19 Air Quality

MSGP20 Land Contamination/Stability

MSGP24 Design Quality

MSGP25 Conservation/Enhancement Heritage Assets

MSGP27 Archaeology

MSGP28 Renewable and Low Carbon Energy

MSGP29 Flood Risk Management

MSGP30 Water Quality/River Environments

MSGP36 Woodland, Trees and Hedgerows

MSGP37 Biodiversity and Geodiversity

IPA4 Tyne Gorge Study

GPGSPD Gateshead Placemaking Guide SPG

POSPD Planning Obligations SPD

5.0 Assessment of the Proposal:

5.1 ASSESSMENT

The main planning issues to be considered are the principle of the development, viability, air quality, contaminated land and coal mining legacy, drainage, transport, design/landscaping, ecology, residential amenity and employment opportunities.

5.2 PRINCIPLE

The site is located in the Urban Core the Quays and Baltic Sub-Area Policy QB1 of the Core Strategy and Urban Core Plan (CSUCP), as well as forming part of the Millennium Quay/Hawks Road Development Opportunity Site (QB3(1) of the CSUCP).

5.3 It is acknowledged that the site forms part of the Millennium Quay / Hawks Road Development Opportunity Site which states the site should encompass a mix of principal uses including Office (B1a) and Assembly and Leisure (D2) (now use class E and Sui Generis). Whilst residential use (C3) is not identified as one of the principal uses for this site, in allocating the site for mixed-use development, the policy does not go as far as to prevent other uses, as inappropriate for this location. Therefore, the proposal for residential (C3) should be considered in relation to the wider development opportunity site. Furthermore, the potential for non-policy compliant development at the

Millennium Quay / Hawks Road site was highlighted during consultation on the CSUCP. Although policy QB3(1) maintains that office (B1a) and assembly and leisure (D2) are the preferred uses for this site, the Compliance Statement prepared to support the CSUCP Examination in Public does acknowledge: "other uses could be considered and a planning application will be assessed on its merits".

- 5.4 In this case, as already highlighted, the CSUCP does not preclude residential use in this area, and it is also considered the development of this site has the potential to facilitate the wider development of the QB3 allocation to incorporate the principal uses listed in policy. In addition, policy UC4 identifies the development of approximately 3,750 homes in the urban core and allocates mixed use sites which will include homes in the Quays and Baltic Sub Area. Therefore, the principle of housing is acceptable in the Baltic and Quays Sub Area.
- 5.5 It is also considered investment in the area would have added economic benefits. The regeneration of a key site, construction job opportunities, and improved confidence amongst developers looking to develop in the area, has the potential to increase prosperity and enhance the competitiveness of the urban core and the Baltic and Quays sub area. The development would also result in the riverside route being extended.
- 5.6 As such it is considered the benefits delivered through this type of, large scale, landmark development outweighs the conflict it may have with the requirement of policy QB3(1i).
- 5.7 As a result, taking into account all of the above, it is accepted that the proposed development is not strictly in accordance with all the relevant policies in the CSUCP. However, taking account of the flexibility of the policy approach for the area, particularly when considered alongside the NPPF and NPPG, it is considered the development is sustainable and will deliver a number of economic and regenerative benefits, as well as providing additional new housing supply. This objective is in line with the aspirations of the NPPF, as well as policies UC3, UC4, QB1 and in part policy QB3 of the CSUCP. Therefore, on balance, it is considered the merits of this residential development are acceptable in this location, and as such the principle of the development is supported in this case.
- 5.8 Space standards and Housing Provision

Policy CS11(4) of the Core Strategy requires adequate space inside and outside of the home to meet the needs of residents.
- 5.9 Policy MSGP12 of MSGP also sets out that new homes should be built in accordance with the Nationally Described Space Standards (NDSS). This policy came into force on 1st February 2022 following a transition period.

- 5.10 The Planning Statement submitted with the application sets out that all dwellings will conform to the NDSS. It is also noted that all dwellings have access to a private balcony or patio.
- 5.11 Policy MSGP10 sets out that on housing developments of 15 or more dwellings, 25% of dwellings will be constructed to meet the Building Regulation M4(2) Category 2: Accessible and Adaptable Dwellings standard or equivalent successor standards. This can be secured by condition (condition 50).
- 5.12 Part 1 of policy CS11 of the CSUCP requires 60% of new private housing across the plan area being suitable for and attractive to families with a minimum target of 16,000 new homes to have 3 or more bedrooms.
- 5.13 The proposed development would incorporate only one and two-bedroom properties and therefore would not help to contribute to this target. However, it is acknowledged that the location of the site may not be as attractive to families and so it is not considered necessary to introduce larger units in this location. Moreover, the site could not support play or open space provision due to its modest footprint, which along with the proposed 1-2 bed units is not considered necessary or reasonable to require such provision in this case.
- 5.14 VIABILITY
The application is supported by a Viability Assessment, which seeks to demonstrate that the provision of affordable housing makes the scheme unviable. The report has been comprehensively reviewed by officers and an impartial external consultant, and it is considered that the appraisal inputs that have been used in the viability assessment are reasonable and in line with market rates for both build and sales values. It is also considered that the approach to the Benchmark Land Value and the values used are reasonable for this area of Gateshead.
- 5.15 In addition, further consideration of the current economic constraints facing new developments linked to inflation, the global political situation, and resultant increases in the cost of raw materials and lead in times, has shown that viability is a key issue with the delivery of this scheme.
- 5.16 Therefore, on balance, it is considered that the provision of affordable housing or any offsite financial contributions would place the delivery of the scheme into question and hence should not be required in this instance.
- 5.17 ARCHAEOLOGY
The application is accompanied by an archaeological desk-based assessment for the site by Archaeological Services Durham University (event 5167 report 2021/36). The report concluded that there was some potential for below-ground remains relating to post-medieval and later industry to survive within the site, but limited potential for any earlier archaeological remains. The site was a timber yard from the late 19th century and was redeveloped as an engineering works in the later 20th century. The archaeological desk-based assessment demonstrates that the site has low archaeological potential.

Therefore, it is considered that no further archaeological investigation is required and the application would accord with the NPPF and policy MSGP27 of the Local Plan for Gateshead.

5.18 CONTAMINATION/COAL MINING LEGACY

The site is located on land identified as being potentially contaminated and a Phase 1 land contamination assessment has been submitted which concludes further investigations are required to ensure the ground is safe to build on from both a ground contamination and a land stability perspective. This is considered acceptable and can be conditioned in accordance with the NPPF and policies CS14 and MSGP20 of the Local Plan for Gateshead (conditions 8-14).

5.19 ECOLOGY

The application site is located within a designated Wildlife Corridor, and immediately adjacent the River Tyne Local Wildlife Site (LWS). An extensive area of important intertidal mudflats is also located immediately adjacent/adjoining the site. The areas of intertidal mudflats which occur within the Tyne Estuary support a range of priority species including wading birds and wildfowl and marine mammals. It is considered necessary that these mudflats and the birds that use them are safeguarded from undue disturbance from passers-by.

5.20 The application is supported by a Preliminary Ecological Appraisal, a Bat Emergence Survey Report, and an Invasive Species Survey.

5.21 The application site is considered to be of low ecological value being dominated by buildings and areas of hardstanding, with smaller areas of dense scrub, tall ruderal vegetation, amenity grassland and scattered trees. The habitats/features on the site are considered to provide limited opportunities for statutorily protected and/or priority species, being restricted to roosting, foraging and commuting bats, nesting birds and hedgehog. Survey work recorded low levels of bat activity within and/or immediately to the south of the site; and confirmed the likely absence of roosting bats within the buildings on site.

5.22 All existing vegetation will be lost as part of the proposed development, however, given the low value of the current vegetation it is seen as an opportunity to improve the ecological value of the site through appropriate ecological and landscaping measures. Furthermore, planning policy does require new development to demonstrate a measurable net gain in biodiversity, which in this case is considered possible within the red line boundary of the site via soft landscaping, the proposed ecological buffer to the River Tyne and the inclusion of a green roof. That said, the application is not supported by a Biodiversity Net Gain (BNG) Assessment, but given the modest vegetation levels at the moment, it is considered the baseline figure will be low. Therefore, conditioning the submission of a BNG assessment is considered necessary (see condition 5) From that the final landscaping scheme can be secured, which will be the mechanism for demonstrating and

delivering a measurable net gain on site, which can be secured by conditions (conditions 19-21).

- 5.23 Moreover, protection of the existing mudflats from undue disturbance during demolition/construction and operational phases of this high rise development is very important. It is considered that agreeing a suitable landscaping scheme, with a 5m wide ecological buffer to the river side, across the full river frontage of the site, should be sufficient for the operational phase. As for the construction phase, a demolition/construction environmental management (DCEMP) plan will be required to manage the construction process to minimise noise, dust and disturbance. This can be addressed by conditions (conditions 3 and 4).
- 5.24 Further to the above, the submitted drainage proposals confirm that surface waters from the proposed development will be discharged directly into the River Tyne. The proposals identify the use of treatment measures to address the issue of water quality, however, no reference is made to the provision of scour control measures to prevent/reduce the erosion/mobilisation or increased erosion/mobilisation of intertidal mud, including potentially contaminated sediments. This can be addressed by condition (conditions 6 and 7).
- 5.25 The use of appropriate lighting will also be important to ensure that it would not result in undue harm to the River Tyne, the habitats it supports, but also highway and pedestrian safety are also relevant. The Police have also requested that the lighting strategy be agreed, and so attaching a condition will allow further discussions to take place to find a suitable lighting solution for the development. This can be addressed by condition (conditions 22-23).
- 5.26 Overall, having assessed the proposal in respect of ecology and biodiversity it is recommended that, subject to the addition of conditions to agree a DCEMP, scour protection, lighting design strategy, and landscaping planning permission be approved. The proposal thus accords with the NPPF and policies CS18, MSGP36 and MSGP37 of the Local Plan for Gateshead.
- 5.27 **FLOOD RISK AND DRAINAGE**
The site is predominantly located in flood zone 1, apart from the northern boundary, which falls within flood zone 3. The submitted Flood Risk Assessment (FRA) demonstrates that the application site is not at significant risk from flooding by rivers or the sea. With regard to surface water, the FRA demonstrates that the application site is not currently at risk from flooding by surface water, with the exception of the area that is within the highway along the southern borders of the site and within the existing parking / paved areas in the east of the site.
- 5.28 The surface water risk at the site is likely to originate in the higher ground to the south of the site and may be exaggerated by ponding at the River Tyne boundary. This will be dealt with by ensuring no building is within the flooding area on the East of the site. This area will be reserved for hard surfacing/landscaping with provision of drop kerbs to allow transmission of

water to the River Tyne in the event of Surface water flooding thus prevent ponding in this area. Therefore, development of the site for the proposed use is considered appropriate in flood risk terms without the need for an exception test. The development is in accordance with the NPPF and policy CS17 of the CSUCP in that regard.

- 5.29 Furthermore, being a major a development a drainage assessment has also been submitted, which looks to incorporate SuDS into the proposed development in accordance with CSUCP Policy CS17. The proposed drainage system comprises the following:
- 5.30 Discharge from the site will be directly into the River Tyne from the North of the site, with surface water discharge unrestricted into the Tyne. It is proposed that surface water will undergo pre-treatment along with 1 form of treatment for pedestrian/roof areas and 2 forms of treatment for any trafficked areas.
- 5.31 The site has been assessed for sustainability based on the Drainage Hierarchy. Percolation is not possible due to the underlying geology. Green roofs will be implemented on the 5th floor roof terrace were possible. All other areas will be piped via gravity and discharged into the voided aggregate at ground floor level via diffuser crates. All roof outlets will have screen guards to provide pre-treatment prior to discharge into the voided aggregate. On the ground floor area voided aggregate subbase will be utilised. All parking spaces will be permeable paving. All decorative paving will have treatment channels to collect the water. This collected water will then be filter treated before going into the voided aggregate, (First form of treatment). The water will then pass through a minimum of 500mm of voided aggregate (second form of treatment) prior to being collected by a perforated pipe and discharged directly into the River Tyne and the Tyne Estuary. Rain gardens will be utilised round the front of the building to provide pre-treatment, attenuation storage, irrigation of planting and one form of treatment. This will then connect into the voided aggregate subbase.
- 5.32 In terms of exceedance levels around the building, external levels around the built form will be designed to ensure that during extreme events, exceedance flows around the development, beyond the design storm event, surface flow of water will mimic that of the pre-development flow paths.
- 5.33 The SuDS system will be managed, maintained and funded by the owner of the buildings and the communal areas will be managed, maintained and funded by the single maintenance contractor employed by all the building owners. A full maintenance manual and schedule of maintenance will be provided at handover to ensure the manual is applicable to the SuDS component manufacturers requirements. No components of the SuDS systems will be adopted by Northumbrian Water. Maintenance for the biodiversity/green roofs can be carried out from the rooftops. The permeable paving landscaping can be maintained from the external ground area.

- 5.34 There will be a non-return valve installed in the final storm manhole to prevent backing up of the system in the flood scenario.
- 5.35 To help ensure that is the case, it is considered necessary for a final drainage construction method statement and also a drainage maintenance plan to be approved. This is to ensure that the proposed drainage is installed as proposed and managed to prevent undue impact upon sensitive environmental receptors in accordance with policies CS17 and QB2 of the CSUCP. This can be dealt with via conditions (conditions 15-18).
- 5.36 In addition, following consultation the Environment Agency (EA), they have raised no objections and consider the development would be acceptable, subject to the proposed Demolition/Construction Environmental Management Plan (DCEMP) detailing how the scheme will protect the River Tyne from pollution (see conditions 3 and 4) and also securing a scour impact assessment and mitigation scheme to prevent undue impact upon the adjacent mudflats (see conditions (6 and 7).
- 5.37 The EA have also confirmed that the submitted Water Framework Directive (WFD) assessment has correctly considered the risk to WFD status of the Tyne estuary. The EA agree that the impacts associated with construction of the development would be temporary and negligible and the potential permanent impacts have been assessed as minor and mitigation identified through the management of surface water runoff.
- 5.38 **TRANSPORT**
The proposed development is located in a moderately accessible location in terms of cycling and public transport.
- 5.39 Servicing layby and junction visibility and the highway layout/car park/service yard are considered acceptable in principle, subject to conditioning a highway design for the cycle merge onto the South Shore Road carriageway. Please see conditions 24-25.
- 5.40 As required by CSUCP policy QB1v a continuous recreational riverside cycle/pedestrian multiuser route has been incorporated into the scheme. This and a north/south connection through the site to South Shore Road are considered acceptable. The neighbouring site (with the extant permission for the office building adjacent to the Jury's Inn) already has permission in place to secure a further section of the riverside route and the associated Section 73 application will allow the continuous route to be delivered. Due to the car free nature of this development, and the consequently heightened importance of cycle and pedestrian access to and from this site, conditions are considered necessary to ensure the contiguous riverside route sections are delivered together (condition 26-27 and 34-35).
- 5.41 A total of 11 parking spaces are proposed, all of which are car club/car share bays-only, as requested, given the premise of the development to be a car free scheme. The final layout details can be secured by conditions, including details around ev charging (conditions 28-29).

5.42 Cycle storage

The development looks to provide 190 cycle storage spaces for residents in-lieu of the scheme not providing car parking spaces other than car club bays. To improve security and thus provide further confidence to residents to make use of the provision, it is considered measures, such as CCTV, electronic access, etc. should be incorporated into the final design. Therefore, it is considered necessary to condition that a cycle storage management plan be submitted to agree a final strategy for the development. Final details of external visitor stands are also required, which can be addressed by conditions (conditions 30-31).

5.43 As a result of the expected demand for online shopping and grocery deliveries, to residents it is considered appropriate that this should be properly accommodated within the development; to prevent delivery vehicles from either obstructing the highway or to avoid the need for a physical 'add-on' to the building at a later date if there are not adequate procedures and/or capacity for the receipt and storage of deliveries from the outset. Whilst internal building management and security measures are a matter between the residents and the management company for the building, it is considered that a comprehensive Delivery Management Strategy (DMS) is required. The submitted DMS lacks detail, however, it is considered that precise details can be addressed by conditions (conditions 32-33).

5.44 Travel Plan

The Travel Plan (TP) contains insufficient detail at this stage and so a further, more detailed TP will be required, which can be addressed by condition (conditions 36-37).

5.45 The TP must consider truly proactive measures to encourage the uptake of sustainable transport. Key to this may be:

- Cycle purchase incentives/discounts.
- Provision of pre-paid travel cards.
- A clearly agreed budget within the TP. Accounts should be reviewed annually with any underspend immediately reviewed and ploughed back into new initiatives or incentives.
- Review of cycle store facilities and how they are operating/being managed.

5.46 The final TP should consider the use of these and other proactive measures.

5.47 Overall, subject to the conditions referred to above, it is considered that the proposal would be acceptable from a transport perspective and thus accord with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

5.48 URBAN DESIGN/LANDSCAPING

The principle of the design, materials and landscaping proposed is considered to be acceptable and of good quality, which should result in a development that is sympathetic to its neighbours, respects the character and appearance of this part of Gateshead Quays and helps to provide biodiversity enhancement through the provision of a riverside ecological buffer, green roof and other soft landscaping around the site. To help ensure that is the case it is considered necessary to condition that the final details be approved prior to installation. This can be addressed by condition (conditions 19, 20, 21, 38 and 39) and subject to them, the proposal would accord with the National Planning Policy Framework as well as policies QB1, QB3, UC11, UC12, UC13, UC15, UC16, UC17, CS15, CS18, MSGP24 and MSGP37 of the Local Plan for Gateshead and the Tyne Gorge Study.

5.49 AMENITY

The location, height and scale and orientation of windows within the new development relative to existing neighbouring units is not considered to raise any significant residential amenity issues. This is because any overlooking would be mutual and is something to be reasonably expected in an urban core location where high density development sit together. Nonetheless the separation distance involved would be approximately 40m at the closest point to Baltic Place offices and approximately 50m at the closest point to the Jurys Inn hotel, which is considered to be acceptable and reasonable in an urban core location where higher density and thus lower separation distances could be expected. Baltic Place and Jurys Inn are also not residential development and so cannot not be expected to have the same level of amenity as a residential unit.

5.50 It is accepted that changing from a 1-2 storey building to a up to 12 storey building would impact upon some of the views currently enjoyed by neighbouring sites. However, this area of Gateshead is allocated for large scale regeneration, as detailed in the Local Plan and so it is reasonable to expect the situation on the ground to change as a result. Therefore, on balance, it is considered that the proposed development is in keeping with its surroundings and would not unreasonably impact upon the residential amenity of the future residents of the proposed development nor would the amenity of neighbouring units be unduly affected.

5.51 Furthermore, the NPPF and NPPG also states that authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

5.52 In this case the application site is in an urban core river front location where higher density, lower separation distances and thus greater constraints on daylight and sunlight would be expected. Albeit in this case the separation distances are considered to be reasonable in any event.

5.53 The application is supported by a noise and vibration impact assessment that has considered the various noise issues that could impact upon the residential

amenity of future occupants. Officers consider the submission provides reasonable proposals to ensure an acceptable level of residential amenity is provided, subject to agreeing the final details of glazing design, external plant equipment and any mechanical ventilation (conditions 40-44).

5.54 To help ensure that noise and dust during demolition and construction is managed appropriately to minimise impacts on residential amenity, it is considered necessary for this to form part of the DCEMP to be approved, which shall include measures to minimise fugitive dust emissions. This is to ensure that the demolition and construction phases are managed to prevent undue impact upon sensitive environmental/ecological receptors in accordance with the NPPF and policy CS14 of the CSUCP. This can be dealt with via condition (conditions 3 and 4).

5.55 Therefore, on balance, it is considered that the development does accord with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead and is considered to be acceptable in terms of providing acceptable living conditions for future residents.

5.56 CLIMATE CHANGE

Policy CS16 of the Local Plan states:

Development will be sustainable, able to function effectively in a changing climate and address impacts on climate change emissions. Development will be required to:

1. Use a good standard of building fabric, passive design, and landscaping measures to minimise energy demand,
2. Be flexible from the outset to allow adaptation to alternative uses,
3. Deliver a good level of sustainability required by relevant government schemes/guidance,
4. Minimise its contributions and provide resilience to the ongoing and predicted impacts of climate change,
5. Reduce its whole-life CO₂ equivalent emissions impact, and
6. Optimise the use of local renewable or low carbon energy in accordance with the following hierarchy:
 - i. Connection to an existing, or make provision for future connection, to a committed wider decentralised energy scheme within a specified timeframe,
 - ii. Development of a decentralised energy scheme for the whole or significant portion of a development from the outset, including joint schemes with significant adjacent external energy loads,
 - iii. Incorporation of other renewable energy solutions,
 - iv. Incorporation of other low carbon energy solutions in accordance with current government guidelines.

5.57 It should also be noted that Gateshead Council declared a climate emergency in 2019 and has pledged to be carbon neutral by 2030 and work with partners and agencies to assist in the whole of Gateshead being carbon-neutral in the

same timeframe, development needs to contribute to carbon reduction targets.

5.58 With regard to the hierarchy in policy CS16 part 6, Gateshead District Energy Scheme is located at the nearby Gateshead Energy Centre and is an operating, decentralised energy scheme, providing lower carbon heat from gas-fired combined heat and power plants.

5.59 It is considered that a connection to this network would be highly likely to be technically feasible. The network has been designed with considerable spare capacity and the proposal site is close to existing infrastructure. Therefore, it is considered reasonable to condition that connection with the District Energy Scheme be explored to help show compliance with the aims and requirements of policy CS16 of the Local Plan (conditions 45-46).

5.60 DIGITAL INFRASTRUCTURE

Policy MSGP8 states that 'The necessary physical infrastructure to enable access to information and digital communication networks will be integrated into all appropriate new developments.' The supporting text clarifies that all proposals for new dwellings and new business premises will be required to demonstrate that engagement has taken place with more than one digital infrastructure provider to explore how digital communication networks can be integrated into the development. The requirements of this policy will be satisfied by the submission of a statement explaining the outcome of this engagement. As such, this requirement can be addressed by condition (conditions 47).

5.61 AIR QUALITY

An Air Quality Assessment has been submitted which concludes that:

- There will be no significant residual effects arising from the construction phase of the development;
- That the impact of the proposed development will be negligible during its operation phase, and implementing the proposed mitigation measures will further reduce the significance of any residual effects; and
- The impact of new exposure to pollution concentrations for future occupants of the property is considered to be negligible.

5.62 Officers agree with the report's conclusions and thus, subject to managing air quality as part of the DCEMP condition, it is considered that this application accords with the requirements of policies CS14, MSGP 17, MSGP 18 and MSGP19 of the Local Plan for Gateshead (see conditions 3 and 4).

5.63 EMPLOYMENT OPPORTUNITIES

A major priority for the Council is the creation of employment and training opportunities, especially apprenticeships for local people and as such the Council seeks to bring forward opportunities in construction and also the operation of the development.

- 5.64 The apprenticeships could be through the Council's supply chain, contractors, delivery partners or ancillary activities across the length of the build. Any such opportunities would be made available to target groups within the Borough and beyond.
- 5.65 In line with the Council's Planning Obligation SPD (Targeted Recruitment and Training) December 2016, a Training and Employment Management Plan, that could include apprenticeships, can be secured through planning conditions (conditions 48-49).
- 5.66 CIL
On 1st January 2017 Gateshead Council became a CIL Charging Authority. This application has been assessed against the Council's CIL charging schedule and the development is CIL chargeable development, as it is housing related. However, the development is located within Charging Zone C, which has a levy of £0 per square metre for this type of development. As such no CIL charge is liable.

6.0 CONCLUSION

- 6.1 Taking all the relevant issues into account, it is recommended that planning permission be granted, as the proposal has been able to demonstrate that it would be acceptable, subject to conditions. It is considered that the proposal does accord with national and local planning policies and the recommendation is made taking into account all material planning considerations including the information submitted by the applicant and third parties.

7.0 Recommendation:

That permission be GRANTED subject to the conditions below:

1

The development shall be carried out in complete accordance with the approved plan(s) as detailed below -
Plan numbers to follow as an update.

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

Prior to commencement of the development hereby approved (including vegetation clearance works, erection of site security hoardings and demolition), a Demolition and Construction Environment Management Plan 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, contractors 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 demolition and construction
- vii. a scheme for the recycling/disposing of waste arising from demolition and construction works.
- viii. the sequencing of the implementation of the development
- ix. measures to minimise noise during the demolition and construction phases including:
 - a. Selection of appropriate equipment for the demolition and construction methods;
 - b. Plant to be located as far away as is reasonably practicable from noise-sensitive receptors;
 - c. Static plant/equipment fitted with suitable enclosures or screening where practicable;
 - d. Temporary hoardings/screens around the site boundary or specific activities as appropriate;
 - e. Site personnel instructed on Best Practicable Means to reduce noise and vibration as part of their induction training and as required prior to specific work activities;
 - f. Appropriate management of working hours for noisier tasks; and
 - g. Liaison with neighbouring occupiers and businesses in advance of works commencing to provide information regarding the programme.
- x. protection of and mitigation to river species such as otter and fish species, wading birds and associated mudflats.
- xi. management of Invasive Non Native Species.
- xii. preventing pollution upon sensitive receptors including the River Tyne.
- xiii. measures to control/minimise disruption to the highway network during peak periods.
- xiv. management of lighting during demolition and construction so as to not impact features such as the River Tyne.

In addition, all works and ancillary operations in connection with the remediation of the site, demolition and the construction of the new development, including the use of any equipment or deliveries to the site shall

be carried out only between 0700 hours and 1900 hours Monday to Friday, between 0800 hours and 1700 hours Saturday and at no time on Sundays or Bank Holidays unless otherwise approved in writing by the Local Planning Authority.

Reason

To safeguard the sensitive environmental features that have the potential to be affected by demolition and the construction of the proposed development in accordance with policies CS14, CS18, MSGP20 and MSGP37 of the Local Plan for Gateshead.

Reason for prior to commencement condition

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.

4

The development shall be carried out in accordance with the Demolition and Construction Environment Management Plan approved under condition 3 at all times during demolition and construction.

Reason

To safeguard the sensitive environmental features that have the potential to be affected by demolition and the construction of the proposed development in accordance with policies CS14, CS18, MSGP20 and MSGP37 of the Local Plan for Gateshead.

5

Prior to commencement of the development hereby approved (including any vegetation clearance works, erection of site security hoardings and demolition) a Biodiversity Net Gain Metric 3.0 shall be submitted to the Local Planning Authority for written approval.

The submitted information shall include a completed copy of the DEFRA metric and the ArcGIS shapefiles or AutoCAD files used to measure the onsite baseline and onsite post enhancement habitat parcels.

Reason

To ensure the development achieves a net increase in biodiversity in accordance with the NPPF, policies CS18 and MSGP37 of the Local Plan for Gateshead.

Reason for prior to commencement condition

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

Prior to commencement of the development hereby approved (except vegetation clearance works, erection of site security hoardings and demolition) a scour impact assessment and mitigation scheme, including long-term design objectives of the proposed outfall, management responsibilities and maintenance schedules has been submitted to and approved in writing by the Local Planning Authority.

Reason

To safeguard the River Tyne and associated habitats from pollution and erosion in accordance with the NPPF and policies CS18 and MSGP37 of the Local Plan for Gateshead.

Reason for prior to commencement condition

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.

7

The scour protection and mitigation scheme shall be implemented in accordance with the details approved under condition 6 and retained as such thereafter unless otherwise approved in writing by the Local Planning Authority.

Reason

To safeguard the River Tyne and associated habitats from pollution and erosion in accordance with the NPPF and policies CS18 and MSGP37 of the Local Plan for Gateshead.

8

Prior to commencement of the development hereby approved (except vegetation clearance works, erection of site security hoardings and demolition) an intrusive land contamination assessment, to assess the nature and extent of any contamination on the site and whether or not it originates on the site has been submitted to and approved in writing of the Local Planning Authority. The report of the findings must include-

(i) a survey of the extent, scale and nature of contamination and coal mining legacy.

(ii) an assessment of the potential risks to,

- human health,
- property (existing or proposed) including buildings, service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,

(iii) an appraisal of remedial options, and proposal of the preferred option(s) including a timeline and phasing for the implementation of the remediation scheme.

This must be conducted in accordance with the Environment Agency's Land contamination risk management (LCRM)".

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 in accordance with the National Planning Policy Framework and policies CS14 and MSGP20 of the Local Plan for Gateshead.

Reason for prior to commencement condition

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.⁹

The remediation and mitigation schemes must be carried out in accordance with the details approved under condition 8. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

9

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

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 in accordance with the National Planning Policy Framework and policies CS14 and MSGP20 of the Local Plan for Gateshead.

10

The results of the implemented remediation approved under condition 9 shall be submitted to an approved in writing by the Local Planning Authority prior to the first occupation of the development.

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 in accordance with the National Planning Policy Framework and policies CS14 and MSGP20 of the Local Plan for Gateshead.

11

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 (LPA).

An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the LPA prior to the remediation being commenced.

Following completion of the 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.

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 in accordance with the National Planning Policy Framework and policies CS14 and MSGP20 of the Local Plan for Gateshead.

12

Prior to commencement of the development hereby approved (except vegetation clearance works, erection of site security hoardings and demolition) further intrusive site investigations shall be carried out on site to establish the exact situation in respect of coal mining legacy features and the findings of these site investigations submitted to and approved in writing by the Local Planning Authority. The intrusive site investigations shall be carried out in accordance with the Construction Industry Research and Information Association (CIRIA) publication "PUB C758D Abandoned mine workings manual".

Reason

To ensure that risks from land instability to the future users of the land and neighbouring land are minimised in accordance with the National Planning Policy Framework and policies CS14 and MSGP20 of the Local Plan for Gateshead.

Reason for prior to commencement condition

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.

13

Where the findings of intrusive site investigations required by condition 12 above identify that coal mining legacy on the site poses a risk to surface stability, a detailed remediation scheme to protect the development from the effects of such land instability shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any construction operations in those affected areas.

Reason

To ensure that risks from land instability to the future users of the land and neighbouring land are minimised in accordance with the National Planning Policy Framework and policies CS14 and MSGP20 of the Local Plan for Gateshead.

14

The remediation details approved under condition 13 shall be implemented on site prior to commencement of any construction operations in the areas where such remediation works are required, and a validation report confirming 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 shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that risks from land instability to the future users of the land and neighbouring land are minimised in accordance with the National Planning Policy Framework and policies CS14 and MSGP20 of the Local Plan for Gateshead.

15

Prior to commencement of the development hereby approved (except for vegetation clearance works, erection of site security hoardings, demolition and ground preparation and enabling works) 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 CIRIA SuDS Manual, and Gateshead Interim SuDS Guidelines (Version 2 - March 2016) or as updated at the time of development commencing, for best practice.

Reason

To ensure the works do not increase risk of flooding or pollution of watercourses in accordance with the NPPF, policies QB2?, CS17, MSGP29 and MSGP30 of the Local Plan for Gateshead.

16

The Drainage Construction Method Statement approved under condition 15 shall be wholly implemented prior to first occupation of the development hereby approved in accordance with the approved details and retained for the full life of the development unless otherwise approved in writing by the Local Planning Authority.

Reason

To prevent the increased risk of flooding from any sources in accordance with the NPPF, policies QB2, CS17, MSGP29 and MSGP30 of the Local Plan for Gateshead.

17

Prior to first occupation of the development hereby approved a SuDS and drainage maintenance plan, including maintenance details of all hard and soft SuDS features, shall be submitted to and approved in writing by the Local Planning Authority. The plan shall set out details of the arrangements for the ongoing maintenance of the SuDS and the drainage system over the lifetime

of the development and set out clearly where responsibility lies for the maintenance of all drainage features.

Reason

To ensure appropriate drainage so as to prevent the risk of flooding in accordance with the NPPF, policies CS17, MSGP29 and MSGP30 of the Local Plan for Gateshead.

18

The SuDS and drainage maintenance plan approved under condition 17 shall be implemented prior the first occupation of the development and maintained as such for the life of the development unless otherwise approved in writing by the Local Planning Authority.

Reason

To ensure appropriate drainage and maintenance of the sustainable drainage systems so as to prevent the risk of flooding in accordance with the NPPF, policies CS17, MSGP29 and MSGP30 of the Local Plan for Gateshead.

19

Prior to the first occupation of the development, fully detailed schemes for hard and soft landscaping and areas of habitat creation, to ensure that the development delivers a biodiversity net gain, as determined by the baseline figure identified in condition 5 shall be submitted to and approved in writing by the Local Planning Authority. The schemes shall include details and proposed timing of hard and soft landscaping, proposed trees and shrubs, ground preparation and planting plans noting the species, plant sizes and planting densities for all new planting.

Reason

To maintain the amenity and biodiversity value and function of the soft landscaping and ecological areas in the interests of visual amenity and ecology in accordance with National Planning Policy Framework and policies CS15, CS18, MSGP25, MSGP36 and MSGP37 of the Local Plan for Gateshead.

20

The landscaping and habitat creation schemes shall be implemented in accordance with the timescale and details approved under condition 19 and retained/maintained for the life of the development thereafter.

Reason

To maintain the amenity and biodiversity value and function of the soft landscaping and ecological areas in the interests of visual amenity and ecology in accordance with National Planning Policy Framework and policies CS15, CS18, MSGP24 MSGP36 and MSGP37 of the Local Plan for Gateshead.

21

The approved landscaping scheme shall be maintained in accordance with British Standard 4428 (1989) Code of Practice for General Landscape Operations 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 maintain the amenity and biodiversity value and function of the soft landscaping and ecological areas in the interests of visual amenity and ecology in accordance with National Planning Policy Framework and policies CS15, CS18, MSGP24 MSGP36 and MSGP37 of the Local Plan for Gateshead.

22

A scheme detailing a comprehensive external lighting strategy shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development. The scheme shall include a full street lighting scheme to adoptable standards and avoid/minimise adverse impacts on light sensitive species and created and retained habitats/features, including those out with the red line boundary of the application site.

Reason

To safeguard the visual and residential amenities of the area and prevent any undue impact upon biodiversity in accordance with the National Planning Policy Framework and policies CS14, CS15, , MSGP17, MSGP24, MSGP25 and MSGP38 of the Local Plan for Gateshead.

23

The external lighting strategy shall be implemented in accordance with the details approved under condition 22 prior to the first occupation of the development and retained thereafter.

Reason

To safeguard the visual and residential amenities of the area and prevent any undue impact upon biodiversity in accordance with the National Planning Policy Framework and policies CS14, CS15, , MSGP17, MSGP24, MSGP25 and MSGP38 of the Local Plan for Gateshead.

24

Prior to the first occupation of the development final details of the highway design and layout, and the timescale for its implementation shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

Final details for the cycle merge onto the South Shore Road carriageway.

Final details of the service layby on South Shore Road.

Reason

To ensure highway safety is maintained in accordance with the National Planning Policy Framework and policies CS13 and MSGP15 of the Local Plan for Gateshead.

25

The final highway design and layout shall be constructed in accordance with the details and timescale approved under condition 24.

Reason

To ensure highway safety is maintained in accordance with the National Planning Policy Framework and policies CS13 and MSGP15 of the Local Plan for Gateshead.

26

The development hereby approved shall not progress above foundation level until the details of the multi user recreational riverside route, including through the adjoining land immediately to the west of this application site up to where it would meet the existing section of the multi user recreational riverside route, have been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure the provision of a continuous multi user recreational riverside route and in the interests of highway safety in accordance with the NPPF, policies QB2, CS13, MSGP15 and MSGP38 of the Local Plan for Gateshead.

27

The multi user recreational riverside route, including through the adjoining land immediately to the west of this application site up to where it would meet the existing section of the multi user recreational riverside route, approved under condition 26 shall be installed in accordance with the approved details and maintained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason

To ensure the provision of a continuous multi user recreational riverside route and in the interests of highway safety in accordance with the NPPF, policies QB2, CS13, MSGP15 and MSGP38 of the Local Plan for Gateshead.

28

Notwithstanding the details on the submitted plans, a Car Park Management Plan including the dedication and operation of car club bays and provision of EV charging points, shall be submitted to and approved in writing by the Local Planning Authority, prior to the development hereby approved being first occupied.

Reason

In the interests of effective use of the car park and loading/drop off bays, and to ensure the development minimises car trips and promotes sustainable

travel, in accordance with policies CS13 and MSGP15 of the Local Plan for Gateshead.

29

The car park management/layout shall be implemented in accordance with the details approved under condition 28 prior to the first occupation of the development and retained thereafter unless otherwise approved in writing by the Local Planning Authority.

Reason

In the interests of effective use of the car park and loading/drop off bays, and to ensure the development minimises car trips and promotes sustainable travel, in accordance with policies CS13 and MSGP15 of the Local Plan for Gateshead.

30

Notwithstanding the submitted plans, prior to the first occupation of the development, final details of external cycle racks (of a specification and amount to accord with the Gateshead Cycling Strategy), and internal cycle storage for residents of no less than 190 cycles, shall be submitted to and approved in writing by the Local Planning Authority. The final internal cycle storage details must include: locker/unit specification inclusive of door lock and secondary internal anchor device; details of CCTV within cycle store rooms; details of security access control system on the doors that permit access into the cycle store rooms; and full details of how cycle lockers will be managed by the building management company.

Reason

To promote cycling as a sustainable mode of transport through the provision of good quality storage / parking facilities in accordance with the National Planning Policy Framework and policies CS13 and MSGP15 of the Local Plan for Gateshead.

31

The cycle storage provision shall be implemented in accordance with the details approved under condition 30 prior to the first occupation of the development and retained thereafter.

Reason

To promote cycling as a sustainable mode of transport through the provision of good quality storage / parking facilities in accordance with the National Planning Policy Framework and policies CS13 and MSGP15 of the Local Plan for Gateshead.

32

Notwithstanding the submitted plans, prior to the first occupation of the development final details of the Delivery Management Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include the provision of a concierge led system or suitable alternative to facilitate all forms of deliveries to the site.

Reason

In the interests of good design by ensuring adequate provision is made for the receipt and secure storage of deliveries, including online shopping deliveries to residents as well as safeguarding highway safety and promoting sustainable development, in accordance with policies CS13, CS15, MSGP13 and MSGP15 of the Local Plan for Gateshead.

33

The delivery management strategy shall be implemented in accordance with the details approved under condition 32 prior to the first occupation of the development and retained thereafter unless otherwise approved in writing by the Local Planning Authority.

Reason

In the interests of good design by ensuring adequate provision is made for the receipt and secure storage of deliveries, including online shopping deliveries to residents as well as safeguarding highway safety and promoting sustainable development, in accordance with policies CS13, CS15, MSGP13 and MSGP15 of the Local Plan for Gateshead.

34

Development hereby permitted shall not progress above foundation level, until final details of a shared cycle and pedestrian route along the eastern boundary of the site has been submitted to and approved in writing by the Local Planning Authority.

The shared route shall include details of surfacing, measures including signing to control public access, bollards to deter vehicular access and a proposed timetable for hard and soft landscaping.

Reason

To ensure that an adequate pedestrian/cycle route is kept clear from obstruction in accordance with policies CS13, CS15, MSGP13 and MSGP15 of the Local Plan for Gateshead.

35

The details approved under condition 34 shall be fully implemented in accordance with the approved specifications and timescales, with the shared path made available for the lifetime of the development unless agreed otherwise in writing with the Local Planning Authority

Reason

To ensure that an adequate pedestrian/cycle route is kept clear from obstruction in accordance with policies CS13, CS15, MSGP13 and MSGP15 of the Local Plan for Gateshead.

36

Prior to the first occupation of the development a detailed 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 but not limited to the following measures:

- 1) Identification of challenging travel plan targets and associated initiatives to help meet those targets
- 2) Cycle purchase incentives/discounts.
- 3) Provision of pre-paid travel cards.
- 4) A clearly agreed budget within the Travel Plan. Accounts should be reviewed annually with any underspend reviewed and put back into new initiatives or incentives.
- 5) Review of cycle store facilities and how they are operating/being managed.

Reason

To support sustainable travel in accordance with the National Planning Policy Framework and policies CS13 and MSGP15 of the Local Plan for Gateshead.

37

Within 24 months of the date of approval of condition 36, evidence of the implementation of the Travel Plan approved under condition 36 over a minimum period of 12 months, and any revisions, shall be submitted to the Local Planning Authority for consideration.

Reason

To ensure an appropriate long term management strategy to encourage sustainable travel at the site, in accordance with the NPPF and policies CS13, MSGP14 and MSGP15 of the Local Plan.

38

Unless otherwise agreed with the Local Planning Authority, construction of the development hereby approved shall not proceed above foundation level until samples of all materials, colours and finishes to be used on all external surfaces of the buildings hereby approved, have been made available for inspection 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, policies UC11, UC12, UC13, UC14, QB2, CS15, MSGP24 and MSGP25 of the Local Plan for Gateshead.

39

The materials used shall be in accordance with the details approved under condition 38 unless otherwise approved in writing by the Local Planning Authority.

Reason

To safeguard the visual amenities of the area in accordance with the NPPF, policies UC11, UC12, UC13, UC14, QB2, CS15, MSGP24 and MSGP25 of the Local Plan for Gateshead.

40

The glazed windows of the development shall meet or exceed the relevant noise level criteria as set out in table S19052/T5 of the submitted amended noise assessment. The glazed windows shall be installed prior to the first occupation of the development and be retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason

To safeguard residential amenity in accordance with National Planning Policy Framework and policies CS14 and MSGP20 of the Local Plan for Gateshead.

41

No plant, machinery, mechanical ventilation or other equipment shall be installed on or attached to the exterior of the development until full details have first been submitted to and approved in writing by the Local Planning Authority. The submitted details must meet the noise level criteria at receptors as set out in table S19052/T13 of the submitted amended noise assessment.

Reason

To safeguard the visual and residential amenities of the area and prevent any undue impact upon biodiversity in accordance with the NPPF, policies CS14, CS15, CS18, MSGP17, MSGP24, MSGP25 and MSGP37 of the Local Plan for Gateshead.

42

Any plant, machinery, mechanical ventilation or other equipment to be installed on or attached to the exterior of the development shall be undertaken in accordance with the details approved under condition 41 prior to the first occupation of the development and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason

To safeguard the visual and residential amenities of the area and prevent any undue impact upon biodiversity in accordance with the NPPF, policies, CS14, CS15, CS18, MSGP17, MSGP24, MSGP25 and MSGP37 of the Local Plan for Gateshead.

43

Prior to first occupation of the development hereby approved, details on the final construction of the ground floor hub area demonstrating that it meets the relevant sound insulation values shown in Table S19052/T11 of the submitted amended noise assessment shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To safeguard residential amenity in accordance with National Planning Policy Framework and policies CS14 and MSGP20 of the Local Plan for Gateshead.

44

The ground floor hub area shall be constructed in accordance with the details approved under condition 43 and retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason

To safeguard residential amenity in accordance with National Planning Policy Framework and policies CS14 and MSGP20 of the Local Plan for Gateshead.

45

Construction of the development hereby approved shall not proceed above foundation level until an updated Sustainability Statement, has been submitted to and approved in writing by the Local Planning Authority. The Sustainability Statement will demonstrate the measures that will be incorporated into the development both during construction and operational phases to reduce carbon emissions, and the measures to be undertaken to optimise the use of local renewable or low carbon energy in accordance with the hierarchy set out in CS16 (6) of the Local Plan for Gateshead, and the Sustainability Statement shall also include timetable(s) for the implementation of these measures.

Reason

To ensure that the development is sustainable and reduces carbon emissions in accordance with policies CS16 and MSGP28 of the Local Plan for Gateshead.

46

The sustainable energy measures and use of local renewable or low carbon energy, shall be implemented in accordance with the details and timetables, submitted and approved under condition 45.

Reason

To ensure that the development is sustainable and reduces carbon emissions in accordance with policies CS16 and MSGP28 of the Local Plan for Gateshead.

47

Prior to the first occupation of the development hereby approved a digital infrastructure statement shall be submitted to and approved in writing by the Local Planning Authority demonstrating that engagement has taken place with more than one digital infrastructure provider to explore how digital communication networks can be integrated into the development.

Reason

To ensure the necessary physical infrastructure to enable access to information and digital communication networks will be integrated into the development in accordance with policy MSGP8 of the Local Plan for Gateshead.

48

Construction of the development hereby approved shall not commence until an Employment and Training Plan which is in accordance with the principles set out in the Council's Planning Obligation SPD (Targeted Recruitment and Training) December 2016, outlining the potential creation of employment and training opportunities, especially apprenticeships for local people during the construction phases of the development is submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of providing employment and training opportunities in line with the NPPF and the Council's Planning Obligation SPD (Targeted Recruitment and Training) December 2016.

49

The Employment and Training Plan shall be implemented in accordance with the details submitted and approved under condition 48.

Reason

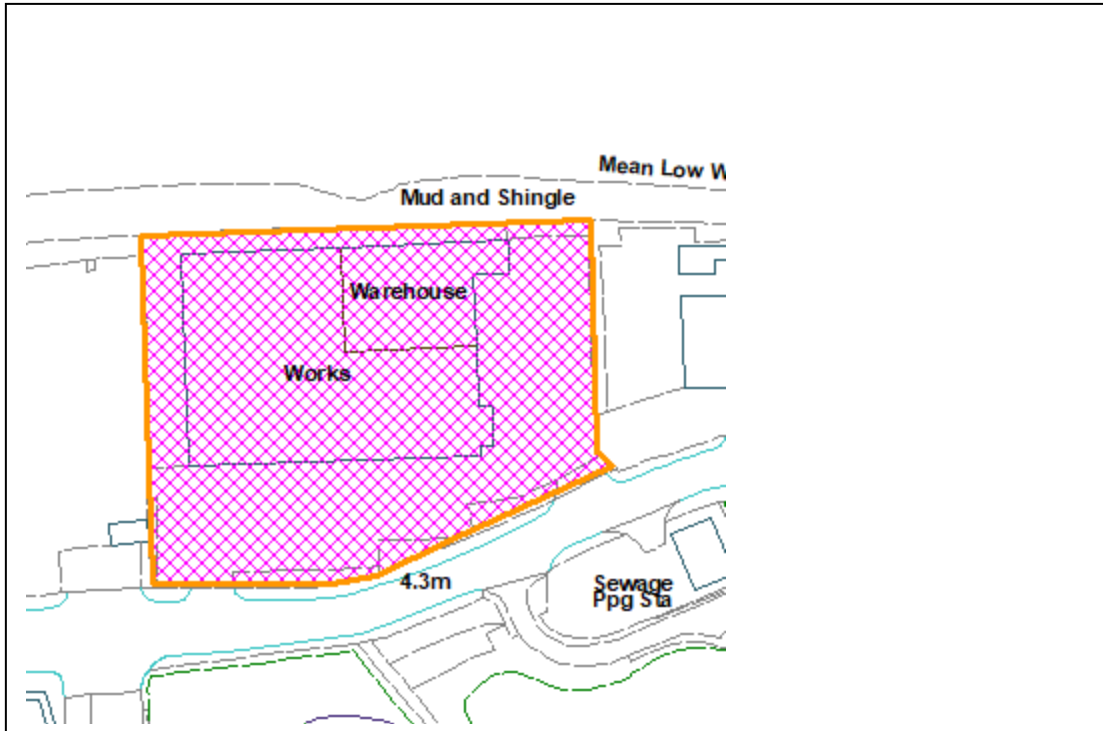
In the interests of providing employment and training opportunities in line with the NPPF and the Council's Planning Obligation SPD (Targeted Recruitment and Training) December 2016.

50

At least 25% of residential units shall be constructed to meet the Building Regulation M4(2) Category 2: Accessible and Adaptable Dwellings standard or equivalent successor standards and shall be retained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that adequate accessible and adaptable dwellings are provided in accordance with the NPPF and policies CS14, MSGP10 and MSGP17 of the Local Plan for Gateshead.



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