

**Committee Report**

<b>Application No:</b>	<b>DC/16/00771/FUL</b>
<b>Case Officer</b>	<b>Joanne Munton</b>
<b>Date Application Valid</b>	<b>15 August 2016</b>
<b>Applicant</b>	<b>Greenway Homes Ltd</b>
<b>Site:</b>	<b>Winlton And District Social Club Garth Farm Road Winlton Blaydon NE21 6DF</b>
<b>Ward:</b>	<b>Winlton And High Spen</b>
<b>Proposal:</b>	<b>Erection of 15 new dwellings in three terrace blocks with associated external works (additional information received 26/09/16, 27/09/16, 28/09/16, 18/10/16, 31/10/16, 1/11/16, 2/12/16 and 7/12/16 and amended plans received 19/12/16).</b>
<b>Recommendation:</b>	<b>GRANT</b>
<b>Application Type</b>	<b>Full Application</b>

**1.0 The Application:**

**1.1 DESCRIPTION OF SITE**

The proposal site is that of the former Hallgarth Social Club, which is now cleared. The site is located on the south side of Garth Farm Road, opposite the former bus depot site and immediately east of the public car park. The site is adjacent to Hallgarth Hall Park to the east and Love Lane, an adopted pedestrian link to Hill Top, runs south of the site.

1.2 There is a block of garages immediately north of the site and access is from Hall Garth Road via the north western end of the site.

**1.3 DESCRIPTION OF APPLICATION**

The application proposes the erection of fifteen two storey dwellings with gardens and parking. These would be positioned in three terraced blocks, with five units in Block A located at the western part of the site facing north east, four units in Block B located at the southern part of the site facing north, and six units in Block C located at the eastern part of the site facing west.

1.4 All dwellings are proposed to have four bedrooms each, with the fourth in the roofspace. The end dwellings on each block are proposed to have dormer windows in the front roof slope, with the exception of the northernmost unit in Block A.

1.5 The dwellings are proposed to be constructed of Forterra 'Farmstead Antique' brick with smooth buff artstone cills and heads and black sandtoft 'Rivius' roof tiles with contrasting terracotta ridges and hips.

1.6 Vehicle and pedestrian access to the site is proposed via Garth Farm Road to the north west. A landscaped 'island' is proposed in the middle of the site with the access road surrounding this and five 'grass honeycomb' visitor parking bays are proposed at the northern part of the site.

1.7 In addition to the application plans, the following documents have been submitted in support of the application:

- Design and Access Statement (including site layout assessment)
- Drainage Assessment
- Viability Assessment
- Coal Mining Risk Assessment
- Ecology Statement
- Tree Survey

## 1.8 RELEVANT PLANNING HISTORY

There is no relevant planning history for this site.

Bus Depot site:

DC/14/01082/FUL - Proposed erection of 27 dwellings (Use Class C3) (additional info rec'd 24/10/14, 02/02/15 and 16/02/15) (amended 10/11/14, 04/02/15 and 2/3/15) - Granted 11.03.2015

## 2.0 Consultation Responses:

Tyne And Wear Archaeology Officer                      Conditions recommended.

Northumbrian Water                                      Condition recommended.

Northumbria Police                                      No objections.

Coal Authority    Condition recommended.

## 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.

3.2 No representations were received.

## 4.0 Policies:

NPPG National Planning Practice Guidance

NPPF National Planning Policy Framework

DC1P Contamination, derelict land, stability

DC2 Residential Amenity

H4 Windfall and Small Housing Sites

H5 Housing Choice

ENV3 The Built Environment - Character/Design

ENV21 Sites of Archaeological Imp - Known

ENV22 Sites of Archaeological Imp - Potential

ENV44 Wood/Tree/Hedge Protection/Enhancement

ENV47 Wildlife Habitats

ENV54 Dev on Land Affected by Contamination

CFR20 Local Open Space

CFR28 Toddlers' Play Areas

CFR29 Juniors' Play Areas

CFR30 Teenagers' Recreation Areas

CS10 Delivering New Homes

CS11 Providing a range and choice of housing

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS17 Flood Risk and Waste Management

CS18 Green Infrastructure/Natural Environment

## **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, highway safety and parking, flood risk, archaeology, ground conditions, trees, and open space and play.

5.2 PRINCIPLE  
Paragraph 14 of the NPPF states that:

'At the heart of the NPPF is a presumption in favour of sustainable development. For decision making this means:

- approving development proposals that accord with the development plan without delay, and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or
  - specific policies in this Framework indicate development should be restricted.'

- 5.3 Policy CS10 of the Core Strategy and Urban Core Plan (CSUCP) states that Provision of approximately 30,000 new homes (excluding purpose built student accommodation) will be built over the period April 2010 to March 2030 (on average 1,500 per annum).
- 5.4 The site would be considered as a housing windfall site under policy H4 of the Unitary Development Plan (UDP). This area is not considered to be situated in an isolated location and it is considered that the location of the proposal is sustainable. It therefore complies with policy H4.
- 5.5 Housing Choice  
Saved policy H5 of the UDP requires a range of housing choice and policy CS11(1) of the CSUCP requires that 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 three or more bedrooms. The scheme proposes fifteen dwellings with four bedrooms each so this requirement is satisfied.
- 5.6 Policy CS11(4) of the CSUCP requires that new residential development provides "adequate space inside and outside of the home to meet the needs of residents." It is considered that the proposal provides appropriate space internally and externally.
- 5.7 Affordable Housing  
Policy CS11(5) requires that 15% affordable homes should be provided on all developments of fifteen or more dwellings subject to development viability. The proposal is for fifteen dwellings and therefore this requirement applies. Based on the proposed number of dwellings, three dwellings would be required to be affordable homes.
- 5.8 However, the applicant has submitted a Viability Assessment to demonstrate that the proposal would be unable to meet this policy requirement and still remain viable. Officers are satisfied that the inputs in the submitted development appraisal are reasonable and therefore, in accordance with policy CS11(5), no affordable housing units are to be provided.
- 5.9 Therefore, it is considered that the principle of the development is acceptable and the proposal does not conflict with saved policies H4 and H5 of the UDP, policies CS10 and CS11 of the CSUCP and the NPPF.

#### 5.10 VISUAL AMENITY/DESIGN

The application proposes the erection of fifteen two storey dwellings with gardens and parking. These would be positioned in three terraced blocks, facing inwards onto a landscaped 'island' in the middle of the site (with the access road surrounding this).

5.11 The site is widely visible from the public domain. It is considered that the proposed layout would create a strong building form and would make a good use of the site. It is considered that the proposed layout would make a positive contribution to the established character and identity of the area and would respond positively to local distinctiveness.

5.12 Windows are proposed on the street-facing gable end of Block A, which would bring more architectural interest to this feature, as well as providing future occupiers of this dwelling with more light and more opportunity for surveillance.

5.13 The application proposes boundary treatment as 2m high close boarded fencing to the rear of properties and 1m high brick walls and entrance piers where the site meets Garth Farm Road. This is considered to be appropriate in terms of design and consistent with the approved scheme (DC/14/01082/FUL) on the northern side of Garth Farm Road.

5.14 It is considered that the proposed layout and materials overall are appropriate and would respect the character of the locality. It is recommended that condition 3 be imposed, requiring that the scheme is implemented in accordance with the materials proposed. Further, it is recommended that conditions 4-6 are imposed to ensure that appropriate landscaping is implemented on site.

5.15 Therefore, it is considered that the proposal would comply with the aims and requirements of saved policy ENV3 of the UDP and policy CS15 of the CSUCP.

#### 5.16 HIGHWAY SAFETY AND PARKING

It is considered that submitted plans show an appropriate visibility splay at the junction with Garth Farm Road. Additionally, the scheme proposes driveways for each dwelling, with units 6 and 7 provided with potential additional space for a second car further south east. Additionally, four visitor car parking spaces are proposed at the northern part of the site. It is considered that the proposal would provide an adequate resident and visitor parking.

5.17 Secure and weatherproof cycle parking will be provided in the form of sheds in the rear gardens. Residents occupying the middle terrace blocks would need to take cycles through the house to access the sheds, however, access could be gained via the rear boundary treatment at a later date, without requiring any further planning permission. Notwithstanding this, it is considered that the proposal is acceptable in terms of cycle provision in its current form.

5.18 Proposed plans show each plot to have its own enclosed bin cupboard at the front, which would be suitable for two wheeled bins, and therefore there is easy

access to wheel the bins to the pavement for collection. Autotrack drawings have been provided to demonstrate that a refuse vehicle would be able to turn within the curtilage of the site and enter Garth Farm Road in a forward gear.

5.19 Therefore, it is considered that the proposal would not have an unacceptable impact on highway safety and parking and would comply with the aims and requirements of policy CS13 of the CSUCP.

#### 5.20 RESIDENTIAL AMENITY

The site is bounded by car parks to the west and green space to the south and east, with Garth Farm Road to the north. The nearest residential dwellings to the site would be on Garth Farm Road to the north west. Given the orientation and that no windows are proposed on the gable end of the northernmost dwelling of Block C, it is considered that the proposal would not have an unacceptable impact on the residential amenity of existing residential neighbours.

5.21 Furthermore, it is considered that the proposed dwellings would provide adequate space internally and externally, and would not have result in an unacceptable amount of noise or lack of privacy or light for future occupiers.

5.22 Therefore, it is considered that the proposal would comply with the aims and requirements of saved policy DC2 of the UDP and policy CS14 of the CSUCP.

#### 5.23 FLOOD RISK

As the application proposed fifteen dwellings, a drainage assessment has been submitted in support of the application.

5.24 The NPPG advises that when considering major development, sustainable drainage systems (SuDS) should be provided unless demonstrated to be inappropriate. The applicant has proposed that permeable surfacing is used on the, parking bays, road and paths within the site.

5.25 The applicant has provided a written understanding that the proposed SuDS would not be adopted by Gateshead Council and have indicated where the features would be maintained by a private management company.

5.26 It is considered that the drainage assessment is acceptable in principle but it is recommended that conditions 7-8 be imposed requiring further details and confirmation to be submitted to the LPA for consideration, in consultation with Northumbrian Water and the Lead Local Flood Authority.

5.27 Therefore, it is considered that the proposal would comply with the aims and requirements of policy CS17 of the CSUCP and the NPPF.

#### 5.28 ARCHAEOLOGY

The proposal site is within Winlaton medieval village and on the site of Hallgarth Hall. Despite the potential impact that the erection of Hallgarth Social Club would have had on any surviving archaeology, it is recommended that

conditions 9-12 be imposed requiring further investigation works, including two excavation trenches and reports of the results.

5.29 Therefore it is considered that the proposal would comply with the aims and requirements of saved policies ENV21 and ENV22 of the UDP and policy CS15 of the CSUCP.

#### 5.30 GROUND CONDITIONS

The site has been assessed and inspected as part of the Council's Contaminated Land Strategy and has been assessed as being located on potentially contaminated land from previous development, and surrounding potentially contaminative historic site uses.

5.31 An adequate preliminary risk assessment has not been submitted with the application and therefore, it is recommended that conditions 13, 14 and 17 are imposed, requiring the submission of a preliminary risk assessment, and where required, phase II site investigations and detailed risk assessment, measures for remediation and monitoring and verification reports. Additionally, conditions 15-18 are recommended to be imposed requiring action in the event of undesirable material being observed/encountered and provision of a minimum of 1.15m of 'proven' clean 'uncontaminated' soil cover in any new proposed landscaping areas.

5.32 Furthermore, the site is within a Coal Authority defined development high risk area and a coal mining risk assessment has been submitted with the application. The report concludes that the risk to surface stability affecting the site as a result of former shallow coal mining activity is low, but recommends that a watching brief is maintained during site strip/construction for any unusual features. The Coal Authority agree with the submitted report and it is recommended that condition 19 be imposed requiring the development to be implemented in accordance with the submitted report.

5.33 Therefore, it is considered that the proposal would comply with the aims and requirements of saved policies DC1(p) and ENV54 of the UDP and policy CS14 of the CSUCP.

#### 5.34 TREES

There are mature trees in close proximity to the site, particularly to the south east, serving public spaces. It is recommended that Conditions 20-21 are imposed requiring the submission and implementation of a tree protection plan and, where required, a method statement if works would be within the tree protection zone.

5.35 Therefore, it is considered that the proposal would not have an unacceptable impact on trees in the area and would comply with the aims and requirements of policy ENV44 of the UDP and policy CS18 of the CSUCP.

#### 5.36 OPEN SPACE/PLAY

Saved UDP Policies CFR20, CFR28, CFR29 and CFR30, relating to the provision of play facilities and open space are considered to apply to the current application.

- 5.37 Pooling restrictions were introduced by the Community Infrastructure Levy Regulations 2010 which means that no more than 5 obligations can be pooled in respect of an infrastructure type or infrastructure project.
- 5.38 The Council has already exceeded the five obligation maximum in respect of all three types of play and for open space and therefore can now only require s106 contributions. The LPA therefore cannot seek any further obligations in respect of these matters.
- 5.39 While it cannot be concluded that the proposed development would comply with saved Policies CFR20, CFR28, CFR29 and CFR30 of the UDP it is considered that it would be unreasonable to require any contribution for either play or open space provision in this case, based on the above assessment.
- 5.40 **COMMUNITY INFRASTRUCTURE LEVY (CIL)**  
On 1st January 2017 Gateshead Council became a Community Infrastructure Levy (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 retail or housing related. The development is located within Charging Zone C, with a levy of £0 per square metre for this type of development. Therefore, this proposal would not be charged.

## **6.0 CONCLUSION**

- 6.1 Taking all the relevant issues into account, it is considered that the proposed development is acceptable in principle and in terms of visual amenity, residential amenity, highway safety and parking, flood risk, archaeology, ground conditions, trees, and open space and play, and would comply with the aims and objectives of the NPPF, and the relevant policies of the UDP and the CSUCP.
- 6.2 Therefore, it is recommended that planning permission be granted, subject to the below conditions.

## **7.0 Recommendation:**

That permission be GRANTED subject to the following condition(s):

1

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

1604 Location Plan (rec 02.08.2016)

1601 CL(0-)01 Existing Site Layout (rec 02.08.2016)

1601 CL(0-)02e Proposed Site Layout (rec 19.12.2016)

1601 CL(52)01 Existing Site Layout: drainage (rec 02.08.2016)

1601 CL(2-)04b Block A Elevations (rec 19.12.2016)  
1601 CL(2-)01b Block A Ground Floor Plan (rec 19.12.2016)  
1601 CL(2-)02b Block A First Floor Plan (rec 19.12.2016)  
1601 CL(2-)03a Block A Loft Floor Plan (rec 02.08.2016)  
1601 CL(27)01 Block A Roof Plan (rec 02.08.2016)

1601 CL(2-)08a Block B Elevations (rec 02.08.2016)  
1601 CL(2-)05a Block B Ground Floor Plan (rec 02.08.2016)  
1601 CL(2-)06a Block B First Floor Plan (rec 02.08.2016)  
1601 CL(2-)07a Block B Loft Floor Plan (rec 02.08.2016)  
1601 CL(27)01 Block B Roof Plan (rec 02.08.2016)

1601 CL(2-)12a Block C Elevations (rec 02.08.2016)  
1601 CL(27)09a Block C Ground Floor Plan (rec 02.08.2016)  
1601 CL(2-)10a Block C First Floor Plan (rec 02.08.2016)  
1601 CL(2-)11a Block C Loft Floor Plan (rec 02.08.2016)  
1601 CL(27)03 Block C Roof Plan (rec 02.08.2016)

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

The development hereby permitted shall be constructed entirely of the materials detailed and shown on the application form received 02.08.2016 and on plan number 1601 CL(0-)02e.

#### Reason

To ensure that the external appearance of the development is of an appropriate design and quality in accordance with the NPPF, Saved Policies DC2 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

4

No houses hereby approved shall be occupied until a fully detailed scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority.

The landscaping scheme shall include the use of locally native trees and shrubs beneficial to wildlife (ie. pollen/nectar producing, berry bearing) and details all existing trees and hedges to be retained, ground preparation and planting plans noting the species, plant sizes and planting densities for all new planting.

Reason

To ensure that a well laid out planting scheme is achieved in the interests of the visual amenity of the area, to provide replacement/improved opportunities for wildlife and in accordance with saved policies ENV3 and ENV47 of the Unitary Development Plan and policies CS15 and CS18 of the Core Strategy and Urban Core Plan.

5

All hard and soft landscaping works shall be completed in full accordance with the approved landscaping scheme approved under condition 4 during the first planting season (October to March) following approval of the scheme unless otherwise is approved in writing by the Local Planning Authority. The date of Practical Completion of the landscaping scheme shall be supplied in writing to the Local Planning Authority within 7 days of that date.

Reason

To ensure that the landscaping scheme is completed within a reasonable time scale in the interests of the visual amenity of the area to provide replacement/improved opportunities for wildlife and in accordance with saved policies ENV3 and ENV47 of the Unitary Development Plan and policies CS15 and CS18 of the Core Strategy and Urban Core Plan.

6

The approved landscaping scheme shall be maintained in accordance with British Standard 4428 (1989) 'Code of Practice for General Landscape Operations' for a period of 5 years commencing on the date of Practical Completion of the scheme. 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 ensure that the landscaping scheme becomes well established and is satisfactorily maintained in the interests of the visual amenity and ecological value of the site and in accordance with policies ENV3 and ENV47 of the Unitary Development Plan.

7

Prior to the commencement of any development an updated Drainage Assessment including the following details has been submitted to and approved in writing by the Local Planning Authority, in consultation with Northumbrian Water and the Lead Local Flood Authority.

- a) Consideration of relocating the proposed oversized pipes to communal areas (including detail of the potential impact on foundations);
- b) Clear indication as to whether the water storage volumes beneath the private driveways is/ is not included within the total site water storage volume and further detail showing sub catchment areas and how these feed into the drainage system;
- c) Detail of the outlets from private driveways, private and public footpaths, and public vehicular areas and how these connect into the surface water network, and confirmation that water volumes from the permeable surfaced areas have been included in the drainage modelling.
- d) Detailed drawings of all drainage elements including connection to NWL sewer and construction details of permeable paving, inlets and outlets, flow controls;
- e) Drainage maintenance plan and schedule;
- f) Confirmation of long term management arrangements for the drainage system, including, where required, details of measures to ensure access to the system for the lifetime of the development;
- g) Confirmation of all necessary consents for off-site drainage works;
- h) A copy of the electronic drainage model including attached cad base plan and model network (for auditing purposes);
- i) The construction method statement;
- j) A detailed scheme for the disposal of foul and surface water from the development.

#### Reason

To prevent the increased risk of flooding from any sources in accordance with policy CS17 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

8

The details approved under Condition 7 shall be implemented before any of the dwellings are occupied and retained in accordance with the approved details for the lifetime of the development.

Reason

To prevent the increased risk of flooding from any sources in accordance with policy CS17 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

9

No groundworks or development hereby approved shall commence until a programme of archaeological fieldwork has been submitted to and approved in writing by the Local Planning Authority.

The programme shall include evaluation and, where appropriate, mitigation excavation, and shall be carried out in accordance with a specification provided by the Local Planning Authority.

Reason

The site is located within an area identified as being of potential archaeological interest. The investigation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, in accordance with saved policies ENV21 and ENV22 of the Unitary Development Plan and the National Planning Policy Framework.

10

The details approved under Condition 9 shall be implemented before the groundworks or development commence and in accordance with the approved details.

Reason

The site is located within an area identified as being of potential archaeological interest. The investigation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, in accordance with saved policies ENV21 and ENV22 of the Unitary Development Plan and the National Planning Policy Framework.

11

No dwellings hereby approved shall be occupied until the final report of the results of the archaeological fieldwork undertaken in pursuance of condition 9 has been submitted to and approved in writing by the Local Planning Authority.

Reason

The site is located within an area identified as being of potential archaeological interest. The investigation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, in accordance with saved policies ENV21 and ENV22 of

the Unitary Development Plan and the National Planning Policy Framework.

12

Where required, the dwellings hereby approved shall not be occupied until a report detailing the results of the archaeological fieldwork undertaken has been produced in a form suitable for publication in a suitable and agreed journal and has been submitted to and approved in writing by the Local Planning Authority, prior to submission to the editor of the journal.

Reason

The site is located within an area identified as being of potential archaeological interest and the publication of the results will enhance understanding of and will allow public access to the work undertaken in accordance with saved policy ENV21 of the Unitary Development Plan and the National Planning Policy Framework.

13

No development hereby approved shall commence until a Preliminary Risk Assessment and, where required, a report of findings arising from Phase II intrusive site investigations and a Phase II Detailed Risk Assessment have been submitted to and approved in writing by the Local Planning Authority. Where required, the Assessment shall include measures for Remediation, Monitoring and Verification Reports.

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 saved policies DC1 and ENV54 of the Unitary Development Plan, policy CS14 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

14

The remediation and monitoring measures approved under condition 13 shall be implemented before the development progresses above the damp proof course and in full accordance with the approved details.

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 saved policies DC1 and ENV54 of the Unitary Development Plan, policy CS14 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

15

Any undesirable material observed during excavation of the existing ground shall be screened and removed. If any areas of odorous, abnormally coloured or suspected contaminated ground are encountered during development works, then operations shall cease and the exposed material shall be chemically tested.

The works shall not continue until an amended Risk Assessment and, if required, amended remediation and monitoring measures have been and submitted to and approved in writing by 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, 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 saved policies DC1 and ENV54 of the Unitary Development Plan, policy CS14 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

16

The amended remediation and monitoring measures approved under condition 15 shall be implemented in accordance with the approved details prior to any further works (other than those required for remediation) and maintained for the life of the development.

The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

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 saved policies DC1 and ENV54 of the Unitary Development Plan, policy CS14 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

17

Where remediation is required, following completion of the approved remediation and monitoring measures, the development hereby approved shall not be occupied until a verification report that demonstrates the effectiveness of the remediation carried out has been submitted to and approved in writing by 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, 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 saved policies DC1 and ENV54 of the Unitary Development Plan, policy CS14 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

18

A minimum of 1.15 metres of uncontaminated clean cover is required in all garden areas. Prior to each house being occupied a verification report that demonstrates the effectiveness of the clean cover within that property must be submitted to and approved in writing by 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, 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 saved policies DC1 and ENV54 of the Unitary Development Plan, policy CS14 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

19

The development hereby approved shall be carried out in accordance with the recommendations of the Coal Mining Risk Assessment by Groundshire (October 2016).

Reason

To ensure the safety and stability of the proposed development and in accordance with saved policy DC1(p) of the Unitary Development Plan, policy CS14 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

20

No development, groundworks or any works (including, soil moving or any operations involving the use of motorised vehicles or construction machinery) in connection with the development hereby approved shall not commence until a tree protection plan (considering all trees within 15m of the site boundary) and, where works will be within the identified protection zone, a construction method statement (including timescales), have been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure the satisfactory protection of trees, shrubs and hedges in accordance saved policy ENV44 of the Unitary Development Plan,

policy CS18 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

21

No development, groundworks or any works (including, soil moving or any operations involving the use of motorised vehicles or construction machinery) in connection with the development hereby approved shall commence until the tree protection plan, approved under condition 20, has been implemented in accordance with the approved details and made available for site inspection by Gateshead Council's Arboricultural Officer.

The scheme shall be retained as such in accordance with the approved details until final completion of the development.

There shall be no access, storage, ground disturbance or contamination within the protected areas unless otherwise approved in writing by the Local Planning Authority.

Reason

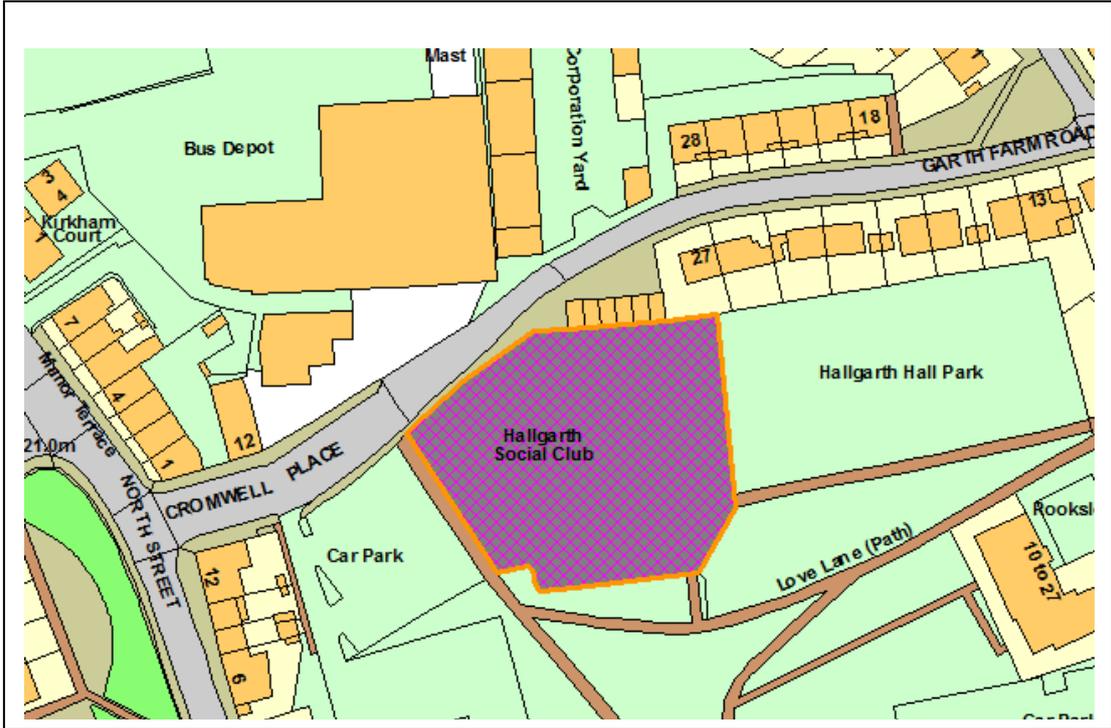
To ensure the satisfactory protection of trees, shrubs and hedges in accordance saved policy ENV44 of the Unitary Development Plan, policy CS18 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

22

The construction method statement approved under condition 20 shall be implemented in accordance with the approved timescales and retained as such in accordance with the approved details until final completion of the development.

Reason

To ensure the satisfactory protection of trees, shrubs and hedges in accordance saved policy ENV44 of the Unitary Development Plan, policy CS18 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.



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