

**Date of Committee: 5 June 2019**

<p><b>Application Number and Address:</b></p> <p>DC/19/00224/FUL          Vacant Site at the location of the former Shipcote Centre          Shipcote Lane          Gateshead</p>	<p><b>Applicant:</b></p> <p>Gateshead Council</p>
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**Proposal:**

Erection of special education needs primary school for 170 pupils (additional information and amended plan received 22/03/19, 12/04/19, 10/05/19, 13/05/19 and 15/05/19).

**Declarations of Interest:**

<b>Name</b>	<b>Nature of Interest</b>
None	None

**List of speakers and details of any additional information submitted:**

Margaret Davison spoke against the application.

Ben Jones spoke against the application.

Chris Buckley spoke in favour of the application.

David Mitchell spoke on behalf of the Board of Governors.

**Any additional comments on application/decision:**

That permission be GRANTED subject to the following condition(s) and that the Service Director, Development, Transport & Public Protection be authorised to add, vary and amend the planning conditions as necessary:

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

- AL(90)100 Re A Site location plan
- AL(90)101 Rev B Topo Plan entitled existing site plan
- AL(20)23 Rev A Proposed sections through site
- AL(20)10 Rev C Proposed elevations in context
- AL(20)22 Rev B Proposed Longitudinal Sections
- AL(20)21 Rev B Proposed cross sections
- AL(20)20 Rev B Proposed cross sections
- AL(20)15 Rev B Proposed elevation classroom wings and hidden elevations
- AL(20)16 Rev B Proposed elevations courtyard
- AL(20)11 Rev B Proposed elevations north and west rev B
- AL(20)12 Rev B Proposed elevations south and west

AL(27)01 Rev B Proposed roof plan  
TS-0411-160 Proposed MUGA layout  
AL(90)01 Rev D Proposed Site LAyou  
TS-0411-106 Rev 0 Proposed queuing for pupil drop off pick up  
TS-0411-100 Rev C Proposed parking layout  
TS-0411-101 Rev 0 Proposed parking standard vehicle tracking  
102 Rev 0 minibus vehicle tracking  
103 Rev 0 refuse collection vehicle tracking  
104 Rev 0 fire engine vehicle tracking  
105 Rev 0 HG rigid vehicle tracking  
AL(20001 Rev H proposed floor plan  
DR-C-6001 Rev P3 contour plan

Drainage general arrangement TS-0411-501 P3

Aecom DR-L-5002 key external spaces  
Aecom 5001 illustrative landscape masterplan  
5003 hard landscape plan  
4004 landscape details  
5005 soft landscape plan  
5006 planting palette

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.

2. The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

3. No groundworks or development shall commence until a programme of archaeological fieldwork (to include geophysical survey, evaluation trenching and where appropriate mitigation excavation) has been completed. This shall be carried out in accordance with a specification provided by the Local Planning Authority.

4. The buildings shall not be occupied/brought into use until the final report of the results of the archaeological fieldwork undertaken in pursuance of condition (3) has been submitted to and approved in writing by the Local Planning Authority.

5. The buildings shall not be occupied/brought into use 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

6. Prior to commencement of the development hereby permitted additional Phase II intrusive site investigation works shall be undertaken, in order to ascertain the ground conditions and to establish the presence or otherwise of shallow mine workings and a Phase II Risk Assessment report shall be completed and the findings submitted for the written approval of the Local Planning Authority.

7. In the event that the need for remedial measures are confirmed following the site investigations approved under condition 6 to treat areas of shallow mine workings, to ensure the safety and stability of the proposed development, prior to commencement of the development hereby permitted, a scheme of remediation shall be submitted for the consideration and written approval of the Local Planning Authority.

8. The remediation measures approved under condition 7 shall be undertaken in full accordance with the measures prior to construction of the development hereby permitted above foundation level.

9. The details of remediation measures included in the REMEDIAL METHOD STATEMENT prepared by Tim Crowe of IDOM dated January 2019 entitled "GIBSIDE SCHOOL, GATESHEAD, WATES CONSTRUCTION reference RMS-21831-19-10 JANUARY 2019 approved under condition 1, shall be implemented wholly in accordance with the approved remediation measures prior to commencement of the development hereby permitted 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.

10. Following completion of the remediation measures approved under condition 9 a verification report that demonstrates the effectiveness of the remediation carried out must be submitted for the written approval of the Local Planning Authority prior to first occupation of the development hereby permitted and maintained for the life of the development.

11. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. Development must be halted on that part of the site affected by the unexpected contamination. Where required by the Local Planning Authority an investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

12. Prior to commencement of the development hereby permitted (except for the erection of tree protection measures, site security hoardings and site investigations) a Drainage Assessment shall be submitted. This shall include

Demonstration that the final drainage scheme conforms with the DEFRA Non-Technical Standards for SuDS, and that the drainage hierarchy has been followed with evidence of site investigation in accordance with the CIRIA SuDS Manual (C753)

Demonstration that water quality will not be worsened by the development through assessment and consideration of treatment methods, in accordance with CS17.3.

Detailed drawings of the drainage network showing clearly numbered pipes, falls, diameters, invert and cover levels that correspond with the submitted drainage model. Proposed contours, external, and finished floor levels should be submitted along with: existing and proposed site sections and levels; long and cross sections of the proposed drainage system; detailed drawings of all SuDS features and connections; detailed landscape plans showing proposed planting, and seeding, in and around SuDS features, including planting schedules and timescales for the implementation of all features.

An electronic copy of the drainage model is required in Microdrainage format which corresponds with any drawings within the submission. It should include any topographical site layouts or 3d surveys relevant to the drainage design.

SuDS Health and Safety Assessment where appropriate consideration and management of any health and safety issues relating to the SuDS implementation features with reference to Appendix B3 of the CIRIA SuDS Manual for best practice.

All necessary consents required for off-site works.

13. The details of SuDS measures approved under condition 12 shall be implemented wholly in accordance with the approved details and timescales prior to first occupation of the development hereby permitted and maintained for the life of the development.

14. Prior to commencement of the development hereby permitted (except for the erection of tree protection measures, site security hoardings and site investigations and remediation) a drainage

construction method statement (CMS) shall be submitted to and approved in writing by the Local Planning Authority. The content of the CMS shall be in accordance with Appendix B6 of the CIRIA SuDS Manual, and Gateshead Interim SuDS Guidelines (Version 2 – March 2016) for best practice.

15. The drainage construction method statement details approved under condition 14 shall be wholly implemented prior to first occupation of any of the building hereby permitted in accordance with the approved details and retained for the full duration of the development.

16. Prior to the development hereby permitted progressing above damp proof course, a drainage management and maintenance document shall be submitted for the consideration and written approval of the Local Planning Authority. The content shall be in accordance with Gateshead Interim SuDS Guidelines (Version 2 – March 2016) Appendix B8 of the CIRIA SuDS Manual, for best practice.

17. The details approved under condition 16 shall be wholly implemented prior to first occupation of any of the development hereby permitted in accordance with the approved details and retained thereafter for the life of the development.

18. Prior to the development hereby permitted progressing above damp proof course, details of the means of maintenance and CCTV access of the geocellular storage shall be submitted for the consideration and written approval of the Local Planning Authority. The approved details shall be wholly accorded with the for the life of the development thereafter.

19. No development shall commence (except for the erection of tree protection measures, site security hoarding and site investigation and remediation) until a Construction Management Plan (CMP) for the development has been submitted to and approved in writing by the Local Planning Authority.

The CMP shall include:

- a dust management plan
- a noise management plan
- pollution prevention measures
- contractor parking
- details of delivery arrangements, hours and routing
- measures to limit and manage transfer of debris on to the highway
- dampening down of exposed stored materials, which will be stored as far from sensitive receptors as possible
- removal of top cover in small areas and not all at once
- ensure all vehicles switch off engine when stationary; and
- avoiding dry sweeping of large areas

20. The development hereby permitted shall be undertaken wholly in accordance with the Construction Method Statement approved under condition 19 for the duration of the construction period.

21. Prior to commencement of the development hereby permitted details of the tree protective fencing and location on a plan at 1:200 shall be submitted for consideration and written approval of the Local Planning Authority.

The approved protective fencing must be installed prior to the commencement of development and thereafter retained intact for the full duration of the construction works of the development and there shall be no access, storage, ground disturbance or contamination within the fenced area without the prior written approval of the Local Planning Authority.

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

hours and 1700 hours on Mondays to Fridays and between 0800 hours and 1700 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

23. Prior to construction of the development hereby permitted, a detailed scheme for the disposal of foul and surface water from the development hereby approved must be submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.

24. Prior to first occupation of the development hereby permitted the details approved under condition 23 shall be wholly implemented in accordance with the approved details and retained for the life of the development thereafter.

25. Prior to commencement of the development hereby permitted (except for the erection of tree protection measures, site security hoardings and site investigations) and notwithstanding the information submitted; a Biodiversity Method Statement covering:

- protection, creation, enhancement and maintenance of habitats/ecological features to be retained and/or created on site
- protected and priority species including bats, breeding birds and hedgehog, and:
- invasive non-native species

shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on site. The content of method statement shall include timescales and details of measures to be implemented to avoid/minimise the residual risk of harm to individual species during the construction and operations phases of the development; and to ensure, where possible, local populations are maintained at or above their current levels.

26. The details approved under condition 25 shall be implemented wholly in accordance with the approved details and adhered to during the construction and operational periods.

27. Development hereby permitted shall not progress above damp proof level, until final details of a fully detailed scheme for the landscaping of the site detailing the retention, creation, enhancement and management of all soft landscaping areas within the site has been submitted to and approved in writing by the Local Planning Authority.

The landscaping scheme shall include details and proposed timings of hard and soft landscaping, 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.

28. The details approved under condition 27 shall be fully implemented in accordance with the approved specifications and timescales.

29. 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 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.

30. Prior to the first occupation of the development hereby permitted final details of the highway layout/markings of surrounding streets shall be submitted for the written approval of the Local Planning Authority. The final details shall include school zig zags and a pedestrian crossing refuge on Shipcote Lane and any amendments to the existing parking bays opposite the main entrance to the site.

The approved details shall be implemented prior to occupation of the development hereby permitted.

31. The development hereby permitted shall not progress above damp proof course until a materials

schedule has been submitted for the consideration and written approval of the Local Planning Authority and samples of all materials, colours and finishes to be used on all external surfaces have been made available for inspection on site and are subsequently approved in writing by the Local Planning Authority.

32. The development hereby permitted shall be undertaken wholly in accordance with the materials approved by condition 31 and retained for the life of the development thereafter.

33. Prior to the development hereby permitted progressing above ground level final details relating to the car park management scheme to include:

- Communication and enforcement strategy for the measures to be implemented
- Access control proposals
- Allocation of staff spaces – the parking should not work on a first come first served basis
- Responsibility for separating pedestrian and vehicle arrivals
- Management of the stacking of vehicles to ensure any impact on the highway is minimised to remove any risk to highway safety
- Final details of cycle parking proposals
- Final details of motorcycle parking
- Final details of electric vehicle charging points

34. The details approved under condition 33 shall be implemented wholly in accordance with the approved details and adhered to for the life of the development thereafter unless otherwise agreed by the Local Planning Authority.

35. The development hereby permitted shall not be occupied until the submission of a final Travel Plan has been submitted to and approved in writing by the Local Planning Authority.

- An assessment of the site, including the transport links to the site, on-site facilities, any transport issues and problems, barriers to non-car use and possible improvements to encourage walking, cycling and bus use.
- Clearly defined objectives, targets and indicators
- Details of proposed measures
- Appointment of a travel plan co-ordinator and their allocated budget
- Detailed timetable for implementing measures
- Proposals for maintaining momentum and publicising success
- A programme of continuous review of the approved details of the Travel Plan and the implementation of any approved changes to the plan

Evidence of the implementation of the hereby approved Framework Travel Plan over a minimum period of 12 months shall be submitted to and approved in writing by the Local Planning Authority prior to formally discharging the condition.

36. The Travel Plan approved under condition 35 shall be wholly implemented in accordance with the approved details for the life of the development.

37. Unless otherwise approved in writing by the Local Planning Authority, refuse collection and deliveries to the site, shall be carried out only between 0700 hours and 1900 hours on Mondays to Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

38. Parking surveys shall be undertaken once the building hereby permitted has been in use for 6 calendar months and 9 calendar months in accordance with an approved methodology to be submitted to the Local Planning Authority for written consideration and approval.

The findings of the surveys shall be submitted within one calendar month of the survey for consideration by the Local Planning Authority.

Should the findings of the survey be that additional off site highway works are required then details shall be submitted for consideration, approval and implementation.

39. Prior to occupation of the building hereby permitted details of the location for the storage of minibuses when not in use shall be submitted for the consideration and written approval of the Local Planning Authority.

40. Prior to the development hereby permitted progressing above damp proof course details of ventilation equipment to be located on the roof of the hydrotherapy pool, dining hall shall be submitted for the consideration and written approval of the Local Planning Authority.

41. The details approved under condition 40 shall be implemented wholly in accordance with the approved details and retained for the life of the development thereafter.

42. Before the kitchen hereby approved is brought into use a detailed scheme covering the ventilation, extraction and control of cooking odours from the kitchen shall be submitted to and approved in writing by the Local Planning Authority.

43. The ventilation/extraction details approved under condition 42 shall be implemented wholly in accordance with the approved details prior to the first use of the kitchen and retained thereafter.

44. Notwithstanding the submitted Aecom isopachyte layout drawing DR-C-6002 P3, no development shall commence until revised details have been submitted for the consideration and written approval of the Local Planning Authority to omit the proposed cut in the south east corner of the site bounding Durham Road to avoid the unnecessary loss of semi mature trees.

45. The details approved under condition 44 shall be implemented wholly in accordance with the approved details prior to the development hereby permitted progressing above damp proof course and retained for the life of the development.

46. Notwithstanding the drawings as submitted TS-0411-140 Rev 0, DR-C-6002 P3, TS-0411-160, TS-0411-100 Rev A and TS-0411-106 Rev 0 prior to occupation of the building hereby permitted final details of the perimeter boundary treatment to realign away from the back of the footpath and omit the crank to the Shipcote Lane boundary, and showing the boundary treatment and gates to the MUGA shall be submitted for the consideration and written approval of the Local Planning Authority.

47. The details approved under condition 46 shall be implemented wholly in accordance with the approved details prior to first occupation of the development hereby permitted and retained for the life of the development.

48. Notwithstanding the drawings as submitted TS-0411-140 Rev 0, DR-C-6002 Ps, TS-0411-160, TS-0411-100 Rev A and TS-0411-106 Rev 0 prior to occupation of the building hereby permitted final details of the bin store shall be submitted for the consideration and written approval of the Local Planning Authority.

49. The bin store details approved under condition 48 shall be implemented wholly in accordance with the approved details prior to first occupation of the development hereby permitted and retained for the life of the development.

**Any additional comments on application/decision:**

That the application was approved subject to the conditions outlined above.

**Date of Committee: 5 June 2019**

**Application Number and Address:**

DC/19/00316/HHA  
41 Deneway  
Lockhaugh  
Rowlands Gill  
NE39 1BB

**Applicant:**

Mrs Armstrong

**Proposal:**

Proposed single storey front porch extension, single storey side garage extension, single storey rear extension, rear dormer extension and installation of 4 rooflights in the front roof plane (description amended 26 April 2019)

**Declarations of Interest:**

<b>Name</b>	<b>Nature of Interest</b>
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None

**List of speakers and details of any additional information submitted:**

None

**Any additional comments on application/decision:**

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

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

Site location plan outlining the site in red	
Site plan as proposed	1711/06
Proposed plans	1711/04
Elevations as proposed	1711/05

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.

2. The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

3. All external surfaces shall be completed in materials to match those of the existing building. Where new materials would differ in any way from those of the existing building, no development shall commence until samples of the proposed materials are made available for inspection on site and are subsequently approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with those details.



**Any additional comments on application/decision:**

That the application was approved subject to the conditions outlined above.

**Date of Committee: 5 June 2019**

**Application Number and Address:**

DC/19/00332/COU  
19 Keir Hardie Avenue  
Wardley  
Felling  
NE10 8EJ

**Applicant:**

Mrs Tracey Carver

**Proposal:**

Change of use from retail (use class A1) to beauty training centre (use class D1).

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

**List of speakers and details of any additional information submitted:**

Councillor Ian Patterson spoke against the application, in his role as ward councillor and having declared his pre-determination at the commencement of the meeting. Having spoken, Councillor Patterson left the committee room for the remainder of the agenda item and returned after its conclusion.

Mrs Tracey Carver (applicant) spoke in favour of the application.

**Reason for Minor Update**

Further representations made

Three objections have been received. These objections are summarised as follows:

Lack of suitable parking and impact on bus route.

**Decision(s) and any conditions attached:**

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

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

01	Location Plan
07-L- Proposed Site Layout	Option F
HT-200-1-E-B1-2B3P Bungalow	M4(1)
HT-200-2-D-T2-2B4P House	M4(1)
HT-200-3-A-T3-3B5P House	M4(1)

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.

2. The development to which this permission relates must be commenced not later than 3 years from the date of this permission.
3. Prior to first use of the beauty training centre, final details of the secure and weatherproof cycle storage shall be submitted for consideration and written approval of the Local Planning Authority.
4. The details approved under condition 3 shall be implemented wholly in accordance with the approved details prior to first use of the beauty training centre and retained for the life of the development.
5. The opening hours of the premises shall be restricted to between 0800 and 2200 on any day unless otherwise approved in writing by the Local Planning Authority.

**Any additional comments on application/decision:**

That the application was approved subject to the conditions outlined above.

**Date of Committee: 5 June 2019**

**Application Number and Address:**

DC/19/00275/HHA  
Cobba-Da-Mana  
Hexham Old Road  
Ryton  
NE40 3LE

**Applicant:**

Mr Chris Brass

**Proposal:**

Raised decking area to rear of the property.

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

**List of speakers and details of any additional information submitted:**

Mr John Coombe spoke on behalf of Cllr Fred Geddes who was in favour of the application

Mr John Coombe spoke on behalf of Cllr Chris Buckley who was against the application

Mr Richard Palmer spoke against the application

Mr Chris Brass (the applicant) spoke in favour of the application

**Reason for Minor Update**

**Further representations made**

Two letters of support have been received, one from a resident and one from a Ward Councillor (Councillor Freda Geddes) in addition to an updated objection from a Ward Councillor (Councillor Chris Buckley).

The letter of support from Councillor Geddes is summarised as follows:

- The works undertaken in renovating the property have been completed as permitted development, the applicant mistakenly thought the raised deck also fell within the remit of permitted development
- The applicant has amended the scheme to comply with the requirement of officers; and
- The applicant is mindful of the need to maintain privacy levels and as such has suggested measures to reduce impact i.e. screening

The letter of support from the resident is summarised as follows:

- The applicant has vastly improved the property; and
- The proposed development would not lead to any impact on amenity

The letter of objection from Councillor Buckley is summarised as follows:

- The amended decking would still result in a significant overbearing presence on neighbouring properties
- The retention of the side access to the property would remove the need for the raised decking
- The use of plants to offer a screen would not be sufficient; and
- If members were minded to grant permission, Councillor Buckley has requested that they visit the site to view the raised decking

Officers have no comments to make on the additional letters received.

**Decision(s) and any conditions attached:**

The application was deferred for a site visit

**Any additional comments on application/decision:**

None

**Date of Committee: 5 June 2019**

**Application Number and Address:**

DC/19/00310/BPIP  
Park Depot  
Felling Park  
Holly Hill  
NE10 9DF

**Applicant:**

Gateshead Council

**Proposal:**

Permission in principle for between 4 and 10 dwellings (amended 16/05/19)

**Declarations of Interest:**

**Name**

**Nature of Interest**

Councillor Anne Wheeler and Councillor Sonya Dickie.

Intended to refrain from participation in application DC/19/00310/BPIP on the basis of a possible appearance of pre-determination and removed themselves from the meeting, discussion and subsequent voting.

**List of speakers and details of any additional information submitted:**

None.

**Decision(s) and any conditions attached:**

That Permission in Principle be GRANTED.

**Any additional comments on application/decision:**

That Permission in Principle be GRANTED and the following informative be attached to the permission.

**MATTERS FOR TECHNICAL DETAILS CONSENT APPLICATION**

The following wording is recommended to be attached as an informative to advise the developer on matters that would be addressed in the TDC application.

'Please be advised that the following matters would be addressed in the TDC application (please note this is not necessarily an exhaustive list but guidance on the details considered at TDC stage):

#### Appearance

The proposed development should be designed to have regard for the surroundings of the site and should respond positively to local character and distinctiveness in respect of site layout and design of buildings.

The design of new buildings and the overall site layout should take into account constraints including privacy distances, views into and out of the site and access and movement. The scheme should consider a range of house types and unit numbers, providing adequate space for highway infrastructure and outdoor amenity areas.

#### Highway Safety and Parking

The site is accessed from an unadopted private drive. The maximum number of properties currently permitted off a private drive is five.

Should the site be considered suitable for more than five properties the access road and internal road would be required to have a width of 5.5m with a footway of 1.8m wide to at least one side. It is likely that the access road would need to be widened to achieve this. Confirmation would therefore be required as to the availability and ownership of this land. The access road could remain private or could be brought up to an adoptable standard including the provision of street lighting through a section 38 agreement.

The widening of the access would require changes to the access radii and metal fencing along St John's Place. The application will be required to demonstrate that a 2.4m x 43m visibility splay can be achieved to the right and a view of the nearside lane up to the junction with Church Street to the left can be achieved when exiting the site.

The applicant would be required to fund the relocation of the existing access gate on St John's Place which is currently used as a maintenance access to the park. Dropped kerbs and tactile paving should also be installed across the access, which would require an agreement for works on the highway.

The development should be designed to a 20mph design speed with consideration given to geometry and the inclusion of features to maintain speeds at this level.

A travel plan will be required for the development however a Transport Statement or Assessment would not be required on the basis that the number of dwellings would be below 50.

A turning facility would be required to enable refuse and delivery vehicles to turn and egress in a forward direction.

Council standards for car parking provision for this type of development is between 1 and 2 spaces per property for residents and between 1 space per 3 to 4 properties for visitors.

Cycle parking should be provided at a minimum of 1 space per dwelling, which should be secure, lockable and weatherproof.

#### Ground conditions

The site is within a Coal Authority defined high risk area. A Coal Mining Risk Assessment would therefore be required to be carried out in respect of the coal mining legacy risks present on the site (which should also inform the remedial works necessary to address any land stability issues) and submitted with the TDC application.

Given the proposed sensitive end use of the site, the potential for contaminated land and its treatment would need to be considered. A Preliminary Risk Assessment should therefore be submitted with a TDC application.

### Ecology

The site is not located within (either wholly or partially) a designed nature conservation site of designated Wildlife Corridor however provides some limited potential for protected and priority species. An appropriate level of ecological survey and assessment should be submitted with a TDC application to inform the development and to allow appropriate mitigation, compensation and enhancement measures to avoid impacts on protected and priority species and deliver net gain for biodiversity.

### Flood Risk

The disposal of foul and surface water would be considered at TDC stage'



