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GATESHEAD METROPOLITAN BOROUGH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 28 October 2020

PRESENT: Councillor B Goldsworthy (Chair)

Councillor(s): M Hood, Anderson, D Burnett, S Craig,
S Dickie, K Ferdinand, A Geddes, M Hall, L Kirton, J Lee,
K McCartney, J McClurey, E McMaster, C Ord, R Oxberry,
I Patterson, J Turnbull, R Waugh, A Wheeler and K Wood

APOLOGIES: Councillor(s): L Caffrey

PD541 MINUTES

The minutes of the meeting held on 7 October 2020 were approved as a correct record and signed by the Chair.

PD542 DECLARATIONS OF INTEREST

There were no declarations of interest.

PD543 PLANNING APPLICATIONS

- RESOLVED:
- i) That the full planning applications and outline applications specified in the appendix to these minutes be granted, refused or referred to the Department for Communities and Local Government or deferred as indicated subject to the conditions, if any, as specified therein and to any other appropriate conditions of a routine or standard nature.
 - ii) That the applications granted in accordance with delegated powers be noted.

PD544 ENFORCEMENT TEAM ACTIVITY

The report was previously circulated to the Committee for information and to be noted.

PD545 ENFORCEMENT ACTION

The report was previously circulated to the Committee for information and to be noted.

PD546 PLANNING APPEALS

The report was previously circulated to the Committee for information and to be noted.

PD547 PLANNING OBLIGATIONS

The report was previously circulated to the Committee for information and to be noted.

PD548 DECISIONS MADE IN APPLICATION TO MODIFY CONDITIONS RELATING TO CONSTRUCTION OPERATIONAL HOURS.

PD549 PLANNING WHITE PAPER CONSULTATION

PD550 COMMUNITY CIL ALLOCATIONS - NEIGHBOURHOOD PORTIONS

Chair.....

Date of Committee: 28 October 2020

Application Number and Address:

DC/20/00197/FUL
Land Rear Of 'The Cottage'
Gateshead Road
Sunniside
Newcastle Upon Tyne
NE16 5LQ

Applicant:

Mr Chris Nunn

Proposal:

Demolition of 'The Cottage', followed by construction of 17 houses (C3) with associated landscaping, amenity space, SuDS and access (amended 08/07/20).

Declarations of Interest:

Name	Nature of Interest
None	None

List of speakers and details of any additional information submitted:

- John Gardner
- Ian Cansfield (Agent)

Reason for Minor Update:

Further representations received.

A single further objection to the proposal has been received. The objection does not raise any additional material planning considerations.

Any additional comments on application/decision:

Authorise the Strategic Director of Communities and Environment to deal with the application at the end of the publicity period (4th November) with a view to GRANT SUBJECT TO CONDITIONS AND A SECTION 106 AGREEMENT and no material planning considerations being brought to the attention of the Local Planning Authority that have not been considered previously.

1) The agreement shall include the following obligations:

- To provide onsite affordable housing or a proportionate offsite contribution.
- To provide proportionate offsite ecology compensation via a commuted sum.

2) That the Strategic Director of Legal and Corporate Services be authorised to conclude the agreement.

3) That the Strategic Director of Communities and Environment be authorised to add, delete, vary and amend the planning conditions as necessary.

4) And that the conditions shall include:

1

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

- Site Location Plan - S1377-00 - Location Plan (1)
- S1377-02D Site and Roof Plan (with housetypes) Rev D
- Elevations - S1377-09 - Street Scene Elevation - Existing
- S1377-10B Street Scene Elevations As proposed Rev B
- [House Types - S1377-HT1-01B - House Type 1 - Plans](#) (Rev B)
- House Types - S1377-HT1-02B - House Type 1 – Elevations (Rev B)
- House Types - S1377-HT2-01B - House Type 2 – Plans (Rev B)
- House Types - S1377-HT2S-01 - House Type 2 (Special) – Plans
- House Types - S1377-HT2S-02 - House Type 2 (special) – Elevations
- [House Types - S1377-HT3-01A - House Type 3 - Plan](#)
- [House Types - S1377-HT3-02A - House Type 3 - Elevations](#)
- House Types - S1377-HT4-01C - House Type 4 – Plans (Rev C)
- [House Types - S1377-HT4-02C - House Type 4 - Elevations](#) (Rev C)
- House Types - S1377-HT5-01C - House Type 5 – Plans (Rev C)
- House Types - S1377-HT5-02C - House Type 5 – Elevations (Rev C)
- [House Types - S1377-HT6-01B - House Type 6 - Plans](#) (Rev B)
- House Types - S1377-HT6-02B - House Type 6 – Elevations (rev B)
- S1377-110-B Proposed Highways Levels
- S1377-111-B Proposed Highways Longsections
- Flood Risk Assessment - 157B41-FRDA-01 rev0
- Drainage Strategy S1377-C-02-0
- Travel Plan 773 TPv4
- Transport Statement 773 TS v5
- Transport/Travel Plan - Volume 2 - Appendices. Title unchanged, but includes offsite highways works/ PROW upgrade plans etc
- [Transport/Travel Plan - Volume 3 - Technical References](#)
- Biodiversity Metrics Calculation Spreadsheet
- Updated Ecology Assessment issued 01/09/2020
- Sunnyside Phase 2 GeoEnvironmental Report
- Covering Letter from Roberts Environmental
- Streetgate SCI
- Streetgate Planning Statement
- S1377 Streetgate D&A Rev B
- ECL Tree Survey Constraints Report
- Final Noise Assessment

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 development shall commence until an updated Tree Protection Plan and Arboricultural Method Statement have been submitted to and approved in writing by the Local Planning Authority. The details must include a plan clearly showing the trees/hedges to be retained and the location and specification of

the protective fencing to be used.

Reason for Pre-commencement Condition

This pre-commencement condition is required to satisfy the Local Planning Authority that the development can be carried out in a manner that protects existing trees and hedges that are to be retained. This information is fundamental to the development and requires approval prior to development starting on the site.

4

All works shall take place in accordance with the Tree Protection Plan and Arboricultural Method Statement approved under Condition 3. Further, all protective fencing approved at Condition 3 must be installed prior to the commencement of any development hereby permitted and thereafter retained intact for the full duration of the construction works on that phase 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.

5

Prior to the first occupation of any dwellinghouse hereby permitted, a fully detailed scheme for the landscaping the development of the site and a timetable for its implementation shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details and proposed timing of all landscaping, ground preparation and planting plans noting the species, plant sizes, planting densities for all new planting, gapping up/planting of hedgerows and a scheme of maintenance of retained and proposed landscaping.

6

The landscaping scheme approved under Condition 5 shall be implemented in accordance with the timetable for implementation approved under Condition 5.

7

All retained and proposed landscaping shall be maintained in accordance with the details approved under Condition 6.

8

No works pertaining to drainage shall take place until a detailed drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include the following:

- An updated drainage assessment containing a water quality assessment using the simple index approach to demonstrate that post-development water quality is in accordance with Core Strategy Policy CS17.
- A detailed drainage layout showing all drainage connections to SuDS components, including private drainage.
- Full detail of the bioretention area including levels, contours, soiling, and planting/ landscape detail. The depths of the filter medium should be in accordance with the guidelines set out in the SuDS Manual and demonstrated to be appropriate for treatment of runoff from vehicular areas.
- Full detail of the geocellular storage and hydrobrake in addition to the permeable paving, shall be submitted.
- An electronic drainage model along with any topographical site layouts or 3D surveys relevant to the drainage design.

9

The development hereby approved shall be implemented in accordance with the drainage scheme details and the timetable for implementation approved at Condition 8.

10

No drainage shall be constructed until a Drainage Construction Method Statement (DCMS) has been submitted to and approved in writing by the Local Planning Authority. The information submitted shall

include:

- Detail of any construction phasing, and demonstration of adequate interim drainage and surface water pollution protection measures.
- Construction processes, methodologies or programming to protect the SuDS functionality, to include protection of infiltration features and permeable surface areas, erosion prevention, and de-silting prior to operation of the facility.

11

The development hereby approved shall be implemented in full accordance with the Drainage Construction Method Statement approved under Condition 10.

12

Prior to the first occupation of any dwellinghouse hereby approved a Drainage Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

13

The drainage scheme (approved under Condition 8) shall be managed and maintained in accordance with the Drainage Management Plan approved under Condition 12.

14

No development shall take place (including any groundworks or site clearance) until a Biodiversity Method Statement (BMS) for the construction phase of the development has been submitted to and approved in writing by the Local Planning Authority.

Reason for Pre-commencement Condition

This pre-commencement condition is required to satisfy the Local Planning Authority that the site clearance and construction phases of the development can be carried out in a manner which avoids or minimises harm to ecology. This information is fundamental to the development and requires approval prior to development starting on the site as the commencement of site clearance and construction works and the manner in which they are undertaken could harm existing ecology on the site.

15

The development shall be undertaken in full accordance with the BMS approved under Condition 14.

16

No dwellinghouse hereby approved shall be occupied until a Biodiversity Enhancement Plan (BEP) and a timetable for implementing measures has been submitted to and approved in writing by the Local Planning Authority.

17

The development shall be constructed in full accordance with the BEP (including timescales) approved under Condition 16.

18

No boundary treatments shall be provided a boundary treatment plan and timetable for implementation has been submitted to and subsequently approved in writing by the LPA.

19

All boundary treatments on the site shall be installed in accordance with the boundary treatment plan and timescales approved under Condition 18.

20

No external lighting shall be provided until an external lighting strategy has been submitted to and approved in writing by the Local Planning Authority.

21

All external lighting shall be installed in accordance with the specifications and locations set out in the approved strategy at condition 20.

22

No dwellinghouse hereby approved shall progress above damp proof course until an external materials schedule has been submitted to and approved in writing by the Local Planning Authority.

23

The development hereby approved shall be undertaken in accordance with the materials schedule approved at Condition 22.

24

No individual hard landscaping material shall be used on site until a detailed hard landscaping plan (including a timescale of implementation) has been submitted to and subsequently approved in writing by the Local Planning Authority.

25

All hard landscaping shall be completed in full accordance with the details approved at Condition 24 (including timescales for implementation) and retained as such in accordance with the approved details thereafter.

26

No dwelling house hereby approved shall be occupied until the final details of a new cycle link to the Tanfield Railway path and a timetable for implementation have been submitted to and approved in writing by the Local Planning Authority.

27

The cycle route approved under Condition 26 shall be completed in full accordance with the approved details and the timetable for implementation.

28

No dwellinghouse hereby approved shall be occupied until the final details of a new pedestrian/cycle refuge on the A692 Gateshead Road and a timetable for implementation have been submitted to and approved in writing by the Local Planning Authority.

29

The pedestrian refuge approved under Condition 28 shall be completed in full accordance with the approved details and the timetable for implementation.

30

No dwellinghouse hereby approved shall be occupied until a scheme for the potential upgrade to existing bus stops/shelters and a timetable for implementation have been submitted to and approved in writing by the Local Planning Authority.

31

The bus stop/shelters upgrade scheme approved under Condition 30 shall be completed in full accordance with the approved details and the timetable for implementation.

32

No dwellinghouse hereby approved shall be occupied until a scheme for upgrading the surfacing and lighting of the Public Right of Way (PROW) running to the west and a timetable for implementation have been submitted to and approved in writing by the Local Planning Authority.

33

The PROW improvements approved under Condition 32 shall be completed in full accordance with the approved details and the timetable for implementation.

34

No works shall take place to plots 01 to 06 and/or 11 to 17 until the details (including a timetable for implementation) of a continuous vehicular link-road linking the application site to the wider housing application (to the west) has been submitted to and approved in writing by the Local Planning Authority.

35

The vehicular link-road approved at condition 34 shall be implemented in accordance with the approved details and made available for the use by vehicles, pedestrians and cyclists within the timescales approved. Thereafter the road shall remain open for use for vehicles, pedestrians and cycles at all times. No barriers or other physical impediments to the use of this road by vehicles, pedestrians and cyclists shall be put in place without the prior written consent of the Local Planning Authority.

36

Evidence of the implementation of the approved Travel Plan (Travel Plan 773 TPv4) over a minimum period of 12 months shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall operate in accordance with the approved Travel Plan for the lifetime of the development.

37

Prior to first occupation of any dwellinghouse hereby permitted details of electric vehicle charging points to be provided including details of the number, location and specification of the charging points have been submitted to and approved in writing by the Local Planning Authority.

38

The electric vehicle charging units/points approved at Condition 37 shall be provided for each house (where approved) prior to each house being occupied.

39

Prior to the first occupation of any dwellinghouse hereby approved final details of cycle storage for each residential unit including details of the locking mechanism and anchor point shall be submitted to and approved in writing by the Local Planning Authority.

40

The cycle storage provision approved at Condition 39 shall be provided for each house prior to each house being occupied.

41

The development hereby approved shall be implemented in accordance with the approved Construction Management Plan (Contractors Proposal - Kapex Construction), unless otherwise approved in writing by the Local Planning Authority.

42

No development (other than demolition) shall take place within the footprint of The Cottage or its associated hardstanding until further intrusive site investigation is undertaken, and a Phase 2 Risk Assessment report (or an addendum report) of the findings submitted to the Local Authority for written approval.

The site investigation will consist of a series of boreholes / trial pits, soil sampling, chemical laboratory testing, to assess potential contamination issues.

The site investigation and Phase 2 Risk Assessment report shall identify potential contamination, and possible areas which may require remedial works in order to make the site suitable for its proposed end use to ensure that no contamination is present that poses a risk to the environment, future users of the site and construction workers. Reference should be made to CLR 11 - Model Procedures for the Management of Land Contamination and BS 10175:2011 - Investigation of Potentially Contaminated Sites - Code of Practice.

The Risk Assessment should confirm possible pollutant linkages and should provide recommendations with regard to an appropriate remediation scheme, which will ensure safe redevelopment.

43

Prior any works (other than demolition) taking place within the footprint of The Cottage or it's associated hardstanding, where required, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and submitted for the written approval of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

44

Prior any works (other than demolition) taking place within the footprint of The Cottage or it's associated hardstanding, where required, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and submitted for the written approval of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

45

The details of remediation measures approved under Condition 44 shall be implemented in full accordance with the approved details and timetable for implementation.

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 the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

46

Following completion of the remediation measures approved under condition 44 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.

47

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

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

48

The pedestrian visibility splay at the new access onto Gateshead Road (A692) shall be kept clear of any obstructions above 600mm in height.

Date of Committee: 28 October 2020

Application Number and Address:

DC/20/00459/COU
11 Barmoor Terrace
Ryton
NE40 3BB

Applicant:

Miss Kathryn Henderson

Proposal:

Change of use from coffee shop, retail, storage and workshop to coffee shop, three treatment rooms, gym and physio facility (retrospective application).

Declarations of Interest:

Name

Nature of Interest

None

None

List of speakers and details of any additional information submitted: None

Reason for Minor Update:

Further representations made and additional information received.

Further representation made

A letter of support has been received from a Ward Councillor (Councillor Chris Buckley) which is summarised as follows:

- The Committee are requested to look favourably upon the application;
- The applicant supports the local community in various ways and was recently awarded a 'Covid Angel' award by Liz Twist MP;
- Having visited the site there is no issue with excess noise from the premises, which previously operated as a workshop;
- The Committee are requested to apply a noise management plan condition that does not require physical alterations to the property.

It is considered that all material planning considerations raised within the letter of support have been addressed in the main report and in the amended condition word below.

Condition wording

Condition 2 of the main agenda states:

"Within four weeks of the date of this decision a scheme for noise management shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall include (but not be limited to) soundproofing measures for the building and operational measures together with a timescale for the implementation of the approved measures.

Reason

To ensure that the use would not result in an unacceptable level of noise and disturbance to neighbouring properties in accordance with the NPPF, Core Strategy policy CS14 and saved UDP policies DC2 and ENV61".

It is recommended that the condition wording be revised to read:

“Within four weeks of the date of this decision a scheme for noise management shall be submitted to and approved in writing by the Local Planning Authority, which shall include a timescale for the implementation of the approved measures.

Reason

To ensure that the use would not result in an unacceptable level of noise and disturbance to neighbouring properties in accordance with the NPPF, Core Strategy policy CS14 and saved UDP policies DC2 and ENV61”.

Any additional comments on application/decision:

That permission be GRANTED subject to the following condition(s) and that the Service Director of Development, Transport and 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

-

Location plan (1:1250)

Ground Floor Plan (11 Barmoor Terrace NE40 3BB)

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

“Within four weeks of the date of this decision a scheme for noise management shall be submitted to and approved in writing by the Local Planning Authority, which shall include a timescale for the implementation of the approved measures.

Reason

To ensure that the use would not result in an unacceptable level of noise and disturbance to neighbouring properties in accordance with the NPPF, Core Strategy policy CS14 and saved UDP policies DC2 and ENV61”.

3

The details approved under condition 2 shall be implemented and maintained in accordance with the details and timescales approved and shall be retained as such for the lifetime of the development.

4

The opening hours of the premises shall be restricted to between 0700 and 2000 Monday to Friday and between 0900 and 1600 Saturdays, Sunday and Bank Holidays unless otherwise approved in writing by the Local Planning Authority.

Date of Committee: 28 October 2020

Application Number and Address:

DC/20/00670/COU
Field To The North Of North View Farm
Land At Frenches Close, Bradley Fell Road &
Kyo Bog Lane
Prudhoe
NE24 5NP

Applicant:

Mrs Richardson

Proposal:

Change of use of the land from agriculture to the keeping of horses/alpacas for recreational purposes and the erection of stables/hay store.

Declarations of Interest:

Name	Nature of Interest
None	None

List of speakers and details of any additional information submitted: None.

Reason for Minor Update:

Further representations made and additional information received.

Any additional comments on application/decision:

That permission be GRANTED subject to the following condition(s) and that the Service Director of Development, Transport and 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

033/01 A site location plan

033/04 A proposed site plan

033/03 A proposed stable and field gate detail

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
Notwithstanding the submitted drawings, the field shall not be brought into use for the keeping of horses and alpacas until a revised plan which shows the position of the field gate set in from the site access to

allow a vehicle to park safely off the road whilst the field gate is opened is submitted to and approved in writing by the local planning authority.

4

The field gate at the site access shall be provided in accordance with the details approved at condition 3.

5

Notwithstanding the submitted drawings, no parking, vehicle turning area or hard surface treatment shall be provided on the site, until revised details of the surface treatment and construction of these areas have been submitted to and approved in writing by the local planning authority.

6

The parking area, vehicle turning area and hard surface areas on the site shall be provided in accordance with the surface treatment materials and details approved at condition 5.

Date of Committee: 28 October 2020

Date of Committee: 28 October 2020	
Application Number and Address: DC/20/00698/FUL Hawks Road Gateshead NE8 3DF	Applicant: Gateshead Council
Proposal: Erection of a new ten-storey multi-storey car park, electricity substation and vehicular access including landscaping and other associated works (amended 09/10/2020).	
Declarations of Interest:	
Name	Nature of Interest
None	None
List of speakers and details of any additional information submitted: None.	
Reason for Minor Update:	
Further representations received.	
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 -	
19022-RYD-Z1-ZZ-DR-A-0000-S2-P1	
19022-RYD-Z1-00-DR-A-00010-S2-P8	
19022-RYD-Z1-01-DR-A-00011-S2-P7	
19022-RYD-Z1-ZZ-DR-A-00012-S2-P7	
19022-RYD-Z1-08-DR-A-00013-S2-P7	
19022-RYD-Z1-RF-DR-A-00014-S2-P5	
19022-RYD-Z1-B1-DR-A-00015-S2-P5	
19022-RYD-Z1-ZZ-DR-A-0020-S2-P6	
19022-RYD-Z1-ZZ-DR-A-0030-S2-P3	
5144-OOB-ZZ-00-DR-L	
5144-OOB-ZZ-00-DR-L-0030_P04	
19022-3E-Z0-ZZ-DR-C-90001	

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 development shall take place until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Statement shall provide for:

- a. the parking of vehicles of site operatives and visitors
- b. loading and unloading of plant and materials
- c. storage of plant and materials used in constructing the development
- d. the erection and maintenance of security hoarding
- e. wheel washing facilities
- f. measures to control the emission of dust and dirt during construction
- g. a scheme for the recycling/disposing of waste arising from construction works.

In addition, all works and ancillary operations in connection with the remediation of the site 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 unless otherwise approved in writing by the Local Planning Authority.

Furthermore, the final Construction Management Plan shall demonstrate that the construction of the scheme has been suitably considered against the proposed construction management plans associated with the Link Road, the NGQ Arena and any additional development proposals that may be active during the construction, together with a detailed timetable for delivery.

4

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

5

Prior to commencement of the development hereby approved (except for vegetation clearance works and erection of site security hoardings) a detailed remediation scheme to bring the proposed soft landscaping land up to a condition suitable for the intended use as a public open space shall be prepared and submitted for the written approval of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable and phasing of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

NB The Local Authority requires that a minimum of 1.15m of 'proven' uncontaminated 'clean cover' is provided in any proposed soft landscape areas.

6

The remediation scheme must be carried out in accordance with the details approved under condition 5. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

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.

7

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

8

Construction of the MSCP shall not commence until remediation works to address land instability arising from shallow coal mining legacy have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

9

Prior to first use of the development hereby approved a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development, in regards to past shallow coal mining activity and in accordance with the details approved under condition 8, shall be submitted to and approved in writing by the Local Planning Authority. This document shall confirm the completion of the required remedial works carried out to address the risks posed by past shallow coal mining activity.

10

Prior to first use of the development hereby approved, the applicant shall provide an updated drainage maintenance plan, confirming the final location, make and model of all drainage components, and containing the details of the management company responsible for maintenance of the drainage system, including contact details. The plan should be supplied separate from the flood risk and drainage assessment.

11

Thereafter the development shall be maintained in full accordance with the details of the drainage maintenance plan approved under condition 10 for the life of the development.

12

Final details of the electric vehicle charging infrastructure and management, including the specification of the units to be installed and any associated works required for their installation shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

13

The electric vehicle charging provision approved under condition 12 shall be implemented before the first use of the development and maintained as such thereafter unless otherwise approved in writing by the Local Planning Authority.

14

Notwithstanding the details on the submitted plans, final details of anchor points associated with the motorcycle parking provision shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the development hereby approved.

15

The details of motorcycle parking approved under condition 14 shall be implemented before the first use of the development and maintained as such thereafter unless otherwise approved in writing by the Local Planning Authority.

16

Notwithstanding the details on the submitted plans, final details of secure, weatherproof enclosures for at least 5 bicycles shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the development hereby approved.

17

The secure, weatherproof cycle parking facilities approved under condition 16 shall be implemented before the first use of the development and maintained as such thereafter unless otherwise approved in writing by the Local Planning Authority.

18

Notwithstanding the details on the submitted plans, final details of physical access controls, together with the payment proposals and parking management system, including but not limited to details of Variable Message Signs (VMS), including the relocation of the existing VMS situated in the northeast corner of the site, tell-tale markers and automatic number plate recognition (ANPR), shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the development hereby approved.

19

The details approved under condition 18 shall be implemented before the first use of the development and maintained as such thereafter unless otherwise approved in writing by the Local Planning Authority.

20

Details of internal and external signage and associated management strategy to ensure efficient use of the building and minimise queues of pedestrians and vehicles at peak times, shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

21

The details approved under condition 20 shall be implemented before the first use of the development and maintained as such thereafter unless otherwise approved in writing by the Local Planning Authority.

22

The proposed widening of the footway along Hawks Road between the junction with the access to the Northern Design Centre and the junction with the proposed Link Road to 3 metres, hereby approved, shall be implemented before the first use of the MSCP development and maintained as such thereafter unless otherwise approved in writing by the Local Planning Authority.

23

Notwithstanding the details on the submitted plans, final details of the design of the access road to the MSCP, including all gradients and the method of tie-in with the new Link Road, shall be

submitted to and approved in writing by the Local Planning Authority prior to the first use of the development hereby approved.

24
The details approved under condition 23 shall be implemented before the first use of the development and maintained as such thereafter unless otherwise approved in writing by the Local Planning Authority.

25
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 have been made available for inspection and are subsequently approved in writing by the Local Planning Authority.

26
The materials used shall be in accordance with the details approved under condition 25 unless otherwise approved in writing by the Local Planning Authority.

27
Prior to first use of the development hereby approved a fully detailed scheme for the landscaping of the development shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme 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.

28
The landscaping scheme approved under condition 27 shall be completed in full accordance with the approved timescales unless otherwise 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.

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 commencement of the development hereby approved, including any vegetation/site clearance works, a biodiversity net gains calculation using version 2.0 of the DEFRA metric which demonstrates the development will achieve a biodiversity net gain of 10% above the current baseline, where possible, has been submitted to and approved in writing by the Local Planning Authority. The results shall then be used to inform a Biodiversity Mitigation and Enhancement Strategy.

31
Prior to commencement of the development hereby approved, including any vegetation/site clearance works, the Biodiversity Mitigation and Enhancement Strategy, produced in accordance with the requirements of condition 30, shall be submitted to and approved in writing by the Local Planning Authority. The strategy must detail the measures to be implemented to ensure the development avoids significant residual impacts on biodiversity, including priority butterfly

species, and include details of any compensation and/or net-gains measures to be delivered off site including the location, mechanism and timetable for delivery.

32

The Biodiversity Mitigation and Enhancement Strategy approved under condition 31 shall be implemented in full in accordance with the approved timetable and retained thereafter for a period of no less than 30 years.

33

Prior to commencement of the development hereby approved, including any vegetation/site clearance works, a Biodiversity Method Statement detailing the measures to be implemented to avoid/minimise predicted impacts on biodiversity and ecological connectivity during the site clearance, construction and operational phases of the development shall be submitted to and approved in writing by the Local Planning Authority.

34

The proposed development shall be undertaken in accordance with the Biodiversity Method Statement approved under condition 33.

35

No vegetation clearance works shall be undertaken during the bird breeding season (i.e. March to August inclusive). Where this is not possible a breeding bird checking survey will be undertaken by a suitably qualified ecologist immediately prior (i.e. no more than 48hrs) to the commencement of works on site. Where active nests are confirmed these must be retained undisturbed until the young have fledged and the nest(s) is no longer in use.

36

Construction of the development hereby approved shall not commence until an Employment and Training Plan outlining the potential creation of employment and training opportunities, especially apprenticeships for local people during the construction phases and the end user operation of the MSCP is submitted to and approved in writing by the Local Planning Authority.

37

The Employment and Training Plan shall be implemented in accordance with the details submitted and approved under condition 36.

38

No penetrative piling shall take place until final details of the piling methodology proposed, including accurate locations, numbers of piles and depth shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency.

39

The piling operation shall take place in accordance with the details approved under condition 38.

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