

Committee Report

Committee	DC/20/01183/FUL
ReportApplication No:	
Case Officer	David Morton
Date Application Valid	30 December 2020
Applicant	Mr Anthony Lang
Site:	Lands At & To The Rear: 21 & 23 Monkridge Gardens With Disused Pavilion & Hardstanding Off Monkridge Gardens Dunston Hill Gateshead Borough NE11 9XE
Ward:	Dunston Hill And Whickham East
Proposal:	Full planning permission for the erection of 9 dwellinghouses with front and back gardens and driveway parking; new shared-surface, vehicular & pedestrian access between Numbers 21 & 23 (both retained), visitor parking area and landscaped areas (amended 08/03/21).
Recommendation:	GRANT
Application Type	Full Application

1.0 The Application:**1.1 BACKGROUND**

The application follows two previously refused applications, the first being application DC/17/01358/OUT, the outline application was refused by Planning Committee in March 2018 based upon the scheme's unacceptable design, the development's impact on residential amenity, it's impact on highway safety and the lack of information submitted regarding flood risk and drainage. The decision to refuse the application was appealed to the Planning Inspectorate and was subsequently dismissed in December 2018, with the Inspector concluding:

"I have considered all matters that have been raised, but the benefits that would arise [as a result of the development] would not outweigh the harm to the living conditions of the occupiers of Nos 21 and 23 [Monkridge Gardens], and the risk of flooding. For these reasons, I conclude that the proposal conflicts with the development plan when taken as a whole and there are no material considerations to outweigh this conflict. Therefore, the appeal should be dismissed."

1.2 The second outline application, DC/19/00634/OUT, was refused in September 2019 following consideration by the Planning and Development Committee (overturning the officer recommendation). The application was refused based upon the development's "... unacceptable visual impact on the application site and wider area..." This decision was appealed to the Planning Inspectorate and was allowed, subject to conditions, with the Inspector concluding; "... the

overall visual effect would not cause any significantly adverse effects on the quality of the street scene" and "... the proposal would not cause harm to the character and appearance of the area."

1.3 The latest submission is a full application which is entirely separate from the extant outline approval.

1.4 DESCRIPTION OF THE SITE

The majority of the application site is located to the rear of properties located on Monkridge Gardens (to the north) and Woodside Gardens (to the south). The application site also includes land currently within the curtilage of 21 and 23 Monkridge Gardens.

1.5 The majority of the application site is made up of hardstanding, consistent with the most recent use of the site as an area used as tennis/basketball courts and play-areas. Some structures associated with this use remain in situ however the use of the site by local residents has ceased; currently there is only pedestrian access to the east of the site off Monkridge Gardens.

1.6 DESCRIPTION OF THE APPLICATION

The application seeks full planning permission for the erection of nine dwellinghouses with associated accesses and works.

1.7 The application proposes that the houses located around a single shared surface, with the vehicular access being taken from Monkridge Gardens to the north of the site, by the creation of a shared vehicle and pedestrian access between 21 and 23 Monkridge Gardens. The existing pedestrian access into the site is a narrow (2.5m wide) gated lane located between 9 and 11 Monkridge Gardens. This is indicated as being retained as a pedestrian access into the site.

1.8 The proposed dwellings are of a simple and modern design, all properties are two-storey in nature and would be constructed in brick, tile and render.

1.9 The following documents have been submitted by the applicant in support of the application:

- Planning Support, Design and Access Statement;
- Drainage Report;
- Coal Mining Risk Assessment;
- Ecological Assessment & Bat Survey;
- Contaminated Land Risk Assessment;
- Noise Impact Assessment
- Transport Statement

1.10 PLANNING HISTORY

The planning history of the application site summarised as follows:

- DC/17/01358/OUT; Application refused for outline planning permission for 'Outline planning permission with all matters reserved

for the clearance, lowering and levelling of site and the erection of up to 10 dwelling-houses, with new shared-surfaced vehicular and pedestrian access.' Date; 07/03/2018.

The application was refused based upon the scheme's design, the development's impact on residential amenity, it's impact on highway safety and the lack of information submitted regarding drainage. An appeal against the decision to refuse permission was subsequently dismissed by the Planning Inspectorate on 17 December 2018.

- DC/19/00634/OUT; Application refused for outlined planning permission for 'Outline planning permission with all matters reserved for the clearance, lowering and levelling of site and the erection of up to 10 dwellinghouses, with new shared-surface, new vehicular and pedestrian access, demolition of 23 Monkridge Gardens and formation of new blank supporting gable wall to 25 Monkridge Gardens.' Date; 04 September 2019.

The application was refused based upon the scheme's impact on the streetscene. An appeal against the decision to refuse was subsequently allowed by the Planning Inspectorate on 28 April 2020.

2.0 Consultation Responses:

Northumbrian Water	No objection subject to condition(s).
Tyne and Wear Fire and Rescue	No objection.
Tyne and Wear Archaeology	No objection.
Coal Authority	No objection.
Northumbria Police	Awaiting response (to be provided as update).
NEDL	Awaiting response (to be provided as update).

3.0 Representations:

3.1 Neighbour notifications were carried out in accordance with the formal procedures introduced in the Town and Country Planning (Development Management Procedure) Order 2015.

3.2 A total of 11 objections to the proposal have been received and are summarised as follows:

- The opening up of the secondary pedestrian access would result in additional disturbance;
- The proposal would result in light pollution;

- The proposed development would lead to increased overlooking, both of the proposed dwellings and from the proposed footpath;
- The opening of the pedestrian access will result in additional crime/anti-social behaviour;
- There are land stability issues;
- The proposed development would result in loss of property value and increased insurance costs;
- The proposed dwellinghouses would be overbearing;
- There are currently flooding issues on site; and
- It will be difficult for works vehicles to access the site.

3.3 A total of 9 letters of support have been received and are summarised as follows:

- The proposal would be an asset to the area;
- The proposed development would prevent congregation of 'adolescents' and reduce anti-social behaviour;
- The proposal would remove an eyesore and be a positive for the community;
- The shared access is forward thinking and a good solution;
- The impact of traffic would be low given the number of proposed dwellings; and
- The new layout of existing dwellings (21 and 23 Monkridge Gardens) is welcomed.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

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

MSGP12 Housing Space Standards

MSGP15 Transport Aspects of Design of Dev

MSGP17 Residential Amenity

MSGP20 Land Contamination/Stability

MSGP24 Design Quality

MSGP29 Flood Risk Management

MSGP36 Woodland, Trees and Hedgerows

MSGP37 Biodiversity and Geodiversity

MSGP39 Protecting Open Space/Sport/Recreation

MSGP40 Provide/Enhance Open Space/Sport/Rec

5.0 Assessment

5.1 The main planning issues in this case are considered to be the principle of development and the impact on design, residential amenity, highways, flood risk, contaminated land, ecology as well as other material planning considerations.

5.2 PRINCIPLE OF THE DEVELOPMENT

5.3 Loss of Sports Facilities

The application site was formerly identified as an outdoor sports facility under Policy CFR17 of the now superseded UDP. However, given the lack of usability of the site and the extant planning approval which exists (DC/19/00634/OUT). The site is no longer identified as an outdoor sports facility within the Local Plan.

5.4 Windfall Housing

The site, in question, is not allocated for any specific use, and therefore the development of the site for residential purposes would form a windfall site.

5.5 In order to promote the development of a good mix of sites, paragraph 68(c) of the NPPF advises that local planning authorities should support the development of windfall sites through their policies and decisions, giving great weight to the benefits of using suitable sites within existing settlements for homes.

5.6 Family Homes

Core Strategy and Urban Core Plan (CSUCP) policy CS11(1) requires that a minimum of 60% of new private housing across the plan area is suitable and attractive for families (i.e. homes with three or more bedrooms). The proposed layout comprises entirely of family homes, with a mix of three and four bedroomed properties. Therefore, the application complies with policy CS11(1).

- 5.7 Residential space standards
Policy CS11(4) requires that new residential development provides "*adequate space inside and outside of the home to meet the needs of residents*". Further, Policy MSGP12 requires all new homes to be built in accordance with Nationally Described Space Standards (NDSS), however the supporting text is clear that;
"These standards will be introduced one year after the adoption of the Plan to allow for a period of transition in accordance with national planning guidance."
- 5.8 It is considered that all proposed dwellinghouses provide an acceptable gross internal area (GIA) complying with NDSS standards, and it is on this basis that all properties are considered to provide adequate space both internally and externally in accordance with Policies CS11(4) and MSGP12 of the Local Plan for Gateshead.
- 5.9 DESIGN
Policy CS15 of the CSUCP requires that development should contribute to good place-making through the delivery of high quality and sustainable design by responding positively to local distinctiveness and character. Further, Policy MSGP24 requires that all new development ought to be considered against the following criteria; the development compatibility with the surrounding area, layout and access, spacing and public realm, detailing and materials and landscaping.
- 5.10 The proposed layout differs from the indicative layout tabled as part of the previous outline applications. The scheme now proposes the erection of nine houses as opposed to the 10 proposed in the previous schemes. This said, the proposal sticks to the same principles by introducing shared surface highways for use by pedestrians and vehicles.
- 5.11 However, the proposed layout is significantly more refined than those tabled as part of earlier applications. It is considered that the layout deals with the site constraints well and delivers an appropriate quantum of development for the site. Overall, it is considered that the proposal would provide an appropriate design solution, commensurate with the wider area, as well as existing residential development. However, final details of materials will need to be provided via planning condition (Conditions 3 and 4).
- 5.12 Subject to the above conditions, it is considered that the development is acceptable in regard to its visual impact and is considered to comply with the aims and requirements of the NPPF, Policy CS15 and MSGP24 of the Local Plan for Gateshead and the Gateshead Placemaking SPD.
- 5.13 RESIDENTIAL AMENITY
The relevant considerations are the impact on existing nearby properties and future occupiers of the proposed development.
- 5.14 Impact on existing nearby properties
When application DC/17/01358/OUT, and the subsequent appeal, were considered, a number of amenity concerns were cited in regard to the impact

on existing occupiers. Officers were concerned in regard to the impact of the proposal on the amenity of 21 and 23 Monkridge Gardens. It was concluded that the proposal, as a result of vehicle movements, would have an unacceptable impact on amenity '*... even allowing for proposed elevations that show a number of existing openings of the side elevations of both of these properties being blocked up.*'

- 5.15 In assessing the appeal, the Inspector concluded that '*... the proposal would have an unacceptable effect on the living conditions of the occupiers of Nos 21 and 23, in particular by way of noise and disturbance associated with vehicle and pedestrian movements.*'
- 5.16 The current application proposes the utilisation of the same access as application DC/17/01358/OUT, however the current application is supported by a Noise Impact Assessment (NIA) something which has not previously been provided. The submitted NIA has been reviewed by Environmental Health, and it is concluded that based upon the findings of the NIA that the proposal could not be considered to have an unacceptable impact in noise terms. The calculations and predictions show that there shouldn't be a significant impact on amenity from the new traffic related to the development.
- 5.17 While there is a potential for short term bottle necks where the road narrows to 4100mm, but these won't occur often given the scale of the proposal, and they are less likely to occur during noise sensitive hours of the day. Further, it is considered that the proposed boundary treatments around the rear gardens would be adequate to ensure an appropriate level of privacy for occupiers. However, it is considered that pedestrian and some degree vehicle movements, are likely to lead to some impact in terms of overlooking and general disturbance; as such it is considered necessary to condition that ground floor windows within the side of 21 and 23 Monkridge Gardens be 'blocked up' to prevent this potential impact (Conditions 21 and 22).
- 5.18 On the basis of the above, it is considered that the proposed development would not result in any unacceptable noise impact, having specific regard to 21 and 23 Monkridge Gardens.
- 5.19 The proposed development would for allow a minimum separation distance of 19.9 metres between the development and the two-storey rear extension element of the property to the east (Plot 9 and 42 Knightside Gardens). It is considered in this instance that this distance is adequate to ensure an unacceptable amenity impact would not occur. It is considered that the separation distances afforded in regard to all other properties on Knightside Gardens, are also acceptable. This said, the separation distances afforded between plots 5-9 and those properties on Knightside Gardens is such that any further development e.g. the erection of a rear extension has the potential to have an unacceptable impact on amenity. Therefore, it is considered necessary to impose a condition on these plots which would prevent the erection of rear extensions as permitted development (Condition 23).

- 5.20 Turning to the south of the site, the minimum separation distance allowed between main interfaces is 20 metres (between Plot 4 and 21 Woodside Gardens). It is considered given the marked change in levels (Woodside Gardens is located at a higher land level) that the separation distance is adequate to ensure no unacceptable amenity impact would occur; the view is also true in regard to both Plots 2 and 3. While it is noted that the relationship between Plot 1 and 29 Woodside Gardens, this is a gable to rear relationship and as such the separation of 19.3 metres is more than adequate.
- 5.21 The closest separation distance afforded to the north is 14.5 metres (between Plot 1 and 23 Monkridge Gardens). The scheme has been amended so this relationship is a gable to rear relationship, as such it is considered that the separation distance of 14.5 metres is adequate to protect amenity.
- 5.22 Concerns have been raised in regard to the possible light pollution, it is the view of officers that while some lighting will be introduced within the scheme this will be akin to other streetlighting. Given such lighting has a low level of intrusiveness and given the separation distances afforded, it is considered that light pollution would not result in any unacceptable impact on amenity.
- 5.23 Concerns have been raised by residents in regard to the utilisation of a secondary pedestrian access to the east of the site, these concerns are around the impact on both amenity and the potential increase in antisocial behaviour. The access is currently gated and access is restricted, however Officers have afforded weight to the fact the access is existing and could be opened up at any time without consent, the fact the usage of this access will be increased is likely to reduce any antisocial behaviour occurring. Further, the use of the access by pedestrians is unlikely to give rise to any significant noise implications. The final form of the access can be controlled by condition (Conditions 5 and 6).
- 5.24 Further, in assessing the appeal relating to application DC/17/01358/OUT, the Inspector stated '*... the use of the separate access for pedestrians onto Monkridge Gardens would provide an alternative route and its provision for this purpose could be controlled through the use of a planning condition.*' The implication of this statement being that the utilisation of the secondary access is acceptable.
- 5.25 In terms of temporary impacts, it is considered that the work and the hours of demolition and construction could be secured through an appropriately worded planning condition (Conditions 7 and 8).
- 5.26 On the basis of the above, it is considered that, on balance, the proposed development strikes an appropriate balance between ensuring an acceptable level of residential amenity and encouraging an appropriate design solution.
- 5.27 Living conditions for future residents
It is considered that the separation distances within the site strike an appropriate balance between ensuring an acceptable level of residential amenity and encouraging an appropriate design solution. On this basis, the internal layout is considered to be acceptable and would not cause any

significant harm to the living conditions of the future occupiers of the proposed houses in terms of loss of light, overshadowing, visual intrusion or overlooking.

5.28 Officers are therefore of the opinion that subject to the conditions set out above, the proposed development would not harm the living conditions of adjacent residential properties and the living conditions of the future occupiers of the proposed houses. It is therefore considered that the development is acceptable from a residential amenity point of view and accords with the aims and objectives of the NPPF, Policies CS14 and MSGP17 of the Local Plan for Gateshead.

5.29 HIGHWAY SAFETY

The site is well situated within an established residential estate and bus stops providing regular services can be reached via a network of lit footways within a 400 metre walk. There are also a small number of local shops in close proximity and the site can therefore be classed as being sustainable in transport terms.

5.30 In assessing application DC/17/01358/OUT, Officers were of the view that the proposed development would result in a highway safety conflict between pedestrians and vehicles. Further information was provided by the applicant at appeal stage, however the LPA retained their objection to the proposal. The Inspector in determining the appeal stated that '*... the issue [raised by the LPA] concerns the suitability of the shared access arrangement for vehicles and pedestrians*' and in concluding that the proposal was acceptable from a highways perspective stated that Council Policy '*... supports an integrated approach, with a shift away from design been dominated by movements of vehicles, and so that such space is usable for all users. The proposal would accord with this approach.*'

5.31 It should also be noted that the Inspector offered weight to the proposed secondary pedestrian access to the east of the site:

"The narrowness of the [main] access would have the potential to cause a degree of conflict between pedestrians, including more vulnerable users, and vehicles, in particular with the number of dwellings in total that could be served by it. However, the use of the separate access for pedestrians onto Monkridge Gardens would provide an alternative route and its provision for this purpose could be controlled through the use of a planning condition."

5.32 The proposed layout does not deviate significantly (in highways terms) from that referred to above, and as such it is considered that the Inspector's decision ought to be afforded significant weight.

5.33 Taking into account all material planning considerations, including the earlier planning appeals on the site, it is considered that the proposed layout is acceptable from a highway safety and parking perspective. However, this view is reached subject to the following conditions (Conditions 5 and 6 and 9 to 12):

- Cycle parking to be provided in accordance with the submitted details;
- The visibility splay at the vehicular site access being kept free of obstruction; The final details of the pedestrian access being provided, and the pedestrian access being made available to future occupants;
- The front garden spaces associated with 21 and 23 Monkrige Gardens to be laid out as shown on the approved plans;
- Permitted development rights pertaining to the creation of a hardstanding to be removed from 21 and 23 Monkrige Gardens; and
- The areas of private drive to the side of the main access being kept free to obstruction and remaining usable by pedestrians and vehicles.

5.34 Subject to the conditions set out above, the proposal would comply with the aims and requirements of the NPPF and Policies CS13 and MSGP15 of the Local Plan for Gateshead.

5.35 CONTAMINATED LAND AND COAL MINING

5.36 Contaminated Land

The application site has been assessed and inspected under the Council's Contaminated Land Strategy and has not been classified as "contaminated land". However, the site is considered to be situated on 'potentially contaminated land' based on previous historic development uses. On this basis, a preliminary risk assessment, stage II assessment and remediation strategy have been submitted with the application. Officers agree with the findings of the submitted information, therefore it is considered necessary to condition that remediation should take place with the submitted strategy and that a verification report should be submitted to and approved by the LPA (Conditions 13 and 14).

5.37 Coal Mining

The site is located in a Development High Risk Area and an area of probable shallow coal mine workings and as such a Coal Mining Risk Assessment (CMRA) has been submitted in support of the proposal. The Coal Authority have reviewed the CMRA and have no objections to the proposal.

5.38 Subject to the conditions attached to the outline approval by the Planning Inspector at appeal, the development is considered to comply with the requirements of Policies CS14 and MSGP20 of the Local Plan for Gateshead.

5.39 FLOOD RISK AND DRAINAGE

A flood risk and drainage assessment has been submitted with the application. In accordance with Policies CS17 and MSGP40 of the Local Plan for Gateshead. The submitted information includes details of the investigation into groundwater flooding. The investigation has adequately demonstrated that the problem was due to damaged land drainage.

- 5.40 It is considered that the information submitted provides adequate information to establish that an appropriate design solution can be integrated into the development. However, the proposal relates to an earlier layout and further information is required.
- 5.41 Following on, it is considered necessary to condition that the final details of the drainage scheme, a construction methodology and a maintenance plan be provided via planning conditions (Conditions 15 and 16).
- 5.42 Subject to adhering to these conditions, the proposal would comply with the aims and requirements of Policies CS17 and MSGP29 of the Local Plan for Gateshead.
- 5.43 **ECOLOGY**
The application is supported by an Ecological Appraisal (EclA) and Bat Survey. The site is formerly a recreation area with habitats that have low intrinsic ecological value and it is essentially isolated from other habitats by the dense surrounding network of residential properties.
- 5.44 The submitted EclA is comprehensive and in accordance with current standard practice and guidelines. The report covers potential impacts of the development makes several recommendations for mitigation. Further information has also been submitted for consideration in the form of a Biodiversity Net Gain Metric spreadsheet.
- 5.45 The information is considered to be acceptable and Officers agree with the conclusions reached, however it is considered appropriate to condition final details of bird and bat boxes and the removal of invasive planting (Conditions 17 to 20). Further, an informative relating to avoiding harm to nesting birds is also considered necessary.
- 5.46 Based on the above, it is considered that the development complies with the aims and requirements of the NPPF and Policies CS18, MSGP36 and MSGP37 of the Local Plan for Gateshead.
- 5.47 **OPEN SPACE**
Under policies MSGP39 and MSGP40 of the Local Plan for Gateshead, there is no requirement for a contribution towards public open space and play provision in respect of developments of under ten dwellings.
- 5.48 **COMMUNITY INFRASTRUCTURE LEVY**
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 for housing related development. The development is located within a charging zone with a levy of £0 per square metre for this type of development.
- 5.49 **OTHER MATTERS**

The issues of devaluation, increased insurance costs, construction traffic/access are not material planning considerations, as such they have not been afforded weight in the decision making process.

- 5.50 It is considered all material planning considerations raised by objectors have been addressed within the main report.

6.0 CONCLUSION

- 6.1 The proposed development would result in the redevelopment of previously developed land. Taking all the relevant issues into account, it is considered that the proposal is, on balance, acceptable in terms of visual amenity, residential amenity, highways, ecology, ground conditions, flood risk/drainage, open space/play provision, and through the use of appropriate conditions, would comply with the aims and objectives of the NPPF, and the relevant policies of the Local Plan for Gateshead.

7.0 Recommendation:

That permission be GRANTED subject to the following condition(s) and that the Service Director 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 -

27860 NNA 1100 P05 - Proposed Site Plan

27860 NNA 1120 P04 - Proposed Site Plan with Dimensions

27860 NNA 1150 P03 - Proposed Massing and Street Scene

27860 NNA 1200 P02 - Proposed House Type A

27860 NNA 1220 P02 - Proposed House Type C

27860 NNA 1230 P02 - Proposed House Type D

27860 NNA 1250 P01 - Proposed House Type F

'Bike Storage Additional Bike Shed - 3 Bike'

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

No dwelling 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 and samples of the materials, colours and finishes to be used on the external surfaces have been made available for inspection on site and subsequently approved in writing by the Local Planning Authority.

Reason

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

4

The development hereby approved shall be undertaken in accordance with the materials schedule approved at condition 3.

Reason

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

5

No dwellinghouse hereby permitted shall be occupied until the final details of the pedestrian route to the east of the site onto Monkridge Gardens has been submitted to and approved in writing by the Local Planning Authority. The detail shall include a timetable for implementation (and opening), as well as details of gradients, materials, lighting and any offsite highways works.

Reason

In the interests of highway safety, improving connectivity and in order to accord with NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

6

The pedestrian route approved under Condition 5 shall be completed in full accordance with the approved details and shall be made available for the use by pedestrians within the timescales approved. Thereafter the pedestrian route shall remain open for use for pedestrians at all times. No barriers or other physical impediments to the use of this route by pedestrians shall be put in place without the prior written consent of the Local Planning Authority.

Reason

In the interests of highway safety, improving connectivity and in order to accord with NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

7

No development (including demolition) shall commence until a Demolition and Construction Management Plan (DCMP) has been submitted to and approved in writing by the Local Planning Authority.

The DCMP shall include:

- a dust management plan
- a noise management plan
- contractor parking

All external works and ancillary operations in connection with the demolition and/or construction of the development, including deliveries to the site, shall be carried out only between 0800 hours and 1700 hours on Mondays to Saturdays and at no time on Sundays, Bank Holidays or Public Holidays, unless otherwise approved in writing by the Local Planning Authority.

Reason

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

Reason for Pre-commencement Condition

This pre commencement condition is required to satisfy the Local Planning Authority that the demolition and construction phases of the development can be carried out in a manner which minimises nuisance to surrounding residents and businesses. This information is fundamental to the development and requires approval prior to development starting on the site as the commencement of demolition and construction works and the manner in which they are undertaken could affect adjacent occupiers.

8

The development shall be carried out in complete accordance with DCMP measures approved at condition 7.

Reason

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

9

The cycle storage provision for each individual dwellinghouse shall be installed in the locations shown on approved plan 27860 NNA 1100 P05 - Proposed Site Plan and in accordance with details shown on 'Bike Storage Additional Bike Shed - 3 Bike' prior to each house being first occupied.

Reason

In the interests of sustainable development and in order to accord with the NPPF and Policies CS13 and MSGP15 of the Local Plan for Gateshead.

10

The visibility splay labelled 'vision splay 2.4m x 25m' on approved drawing 27860 NNA 1100 P05 - Proposed Site Plan shall be kept clear of any obstructions above 600mm in height.

Reason

In the interests of highway safety and in accordance with the NPPF and Policies CS13 and MSGP15 of the Local Plan for Gateshead.

11

Prior to the first occupation of any dwellinghouse hereby approved, the front curtilages areas of 21 and 23 Monkridge Gardens shall be laid out in full accordance with the details shown on approved plan 27860 1100 P05 - Proposed Site Plan.

Reason

In the interests of highway safety and in order to accord with NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

12

Notwithstanding the provisions of Article 3, Class F of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), following the implementation of works referred to in Condition 11, the permitted development rights of 21 and 23 Monkridge Gardens (hard surfaces incidental to the enjoyment of a dwellinghouse) are hereby removed.

Reason

In the interests of highway safety and in order to accord with NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

13

The development hereby approved shall be carried out in full accordance with the submitted Remediation Strategy, made up of the following documents:

- "Phase II Environmental Risk Assessment" produced by Roberts Environmental Limited, reference 200801.R.001, dated September 2020.

- Letter from Roberts Environmental entitled "Re: Updated Ground Gas Risk Assessment - Land at Monkridge Gardens, Dunston", dated 26th October 2020, reference 200801.GA.001
- Email from Andrew@robertsenvironmental.co.uk> Gas Addendum - Monkridge Gardens, dated Mon 26/10/2020 13:27
- "Remediation Strategy" produced by Roberts Environmental Limited, Reference: 200801.R-RS.001, dated October 2020.
- Phase 1 Land Quality Report" produced by Roberts Environmental Limited, reference 171218.01.R.001, dated January 2018.

Reason

In order to ensure the safety of site operatives and to ensure that the land is suitable for its end use in accordance with the NPPF and Policies CS14 and MSGP20 of the Local Plan for Gateshead.

14

Upon completion of the remediation works detailed in the approved Remediation Strategy and prior to the occupation of any residential unit hereby permitted, a detailed Remediation Verification report shall be submitted to the Local Planning Authority for approval. The report should provide verification that the required works regarding contamination have been carried out in full accordance with the approved Remediation Strategy and should provide a summary of remedial works carried out together with relevant documentary evidence and post remediation test result to demonstrate that the required remediation has been fully met.

Reason

In order to ensure the safety of site operatives and to ensure that the land is suitable for its end use in accordance with the NPPF and Policies CS14 and MSGP20 of the Local Plan for Gateshead.

15

No development (excluding demolition) shall commence until a detailed scheme for the disposal of foul and surface water from the development has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include the following details:

- details of existing land drainage;
- an assessment of the potential for disposing of surface water by means of a sustainable drainage system
- information about the design storm period and intensity
- the method employed to delay and control the surface water discharged from the site, including electronic modelling
- the measures taken to prevent pollution of the receiving groundwater and/or surface waters

- a timetable for its implementation; details of when elements of proposed drainage scheme will be implementing and connected
- a Drainage Construction Method Statement; details of how these drains will be protected during the construction phase, and methodology and specification for their replacement should damage occur, shall be submitted
- a Drainage Management & Maintenance Document for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason

To prevent the increased risk of flooding in accordance with the NPPF and policies CS17 and MSGP29 of the Local Plan for Gateshead.

16

The drainage scheme approved under condition 15 shall be constructed, implemented, managed and maintained in accordance with the approved timetable and managed and maintained in accordance with the approved details thereafter.

Reason

To prevent the increased risk of flooding in accordance with the NPPF and policies CS17 and MSGP29 of the Local Plan for Gateshead.

17

Notwithstanding the information submitted no development shall progress above damp course level on any building hereby approved until full details of the bird and bat box scheme to be provided as part of the development, including a timescale for implementation, has been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure the development provides replacement/enhanced opportunities for protected and priority species in accordance with the NPPF, policies CS18, MSGP36 and MSGP37 of the Local Plan for Gateshead.

18

The approved bird and bat box scheme shall be implemented and retained in full accordance with the details approved under Condition 17.

Reason

To ensure the development provides replacement/enhanced opportunities for protected and priority species in accordance with the NPPF, policies CS18, MSGP36 and MSGP37 of the Local Plan for Gateshead.

19

Notwithstanding the information submitted no development (including demolition) shall commence until a scheme for the eradication of Cotoneaster to prevent the spread of this species has been submitted to and approved in writing by the Local Planning Authority.

Reason

To prevent the spread of a harmful invasive species in accordance with the NPPF, policies CS18, MSGP36 and MSGP37 of the Local Plan for Gateshead.

Reason for Pre-commencement Condition

This pre commencement condition is required to satisfy the Local Planning Authority that the demolition, site clearance and construction works can take place in a manner that does not allow the spread of an invasive species.

20

The approved Cotoneaster eradication scheme shall be implemented and retained in full accordance with the details approved under Condition 19.

Reason

To prevent the spread of a harmful invasive species in accordance with the NPPF, policies CS18, MSGP36 and MSGP37 of the Local Plan for Gateshead.

21

Notwithstanding the submitted details, no dwellinghouse hereby approved shall be occupied until a scheme for the 'blocking up' of the ground floor openings (doors and windows) within the side elevations of both 21 and 23 Monkridge Gardens has been submitted to and approved in writing by the Local Planning Authority,

Reason

In the interests of residential amenity and in order to accord with NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

22

The scheme for 'blocking up', approved under condition 21, shall be completed in full prior to the occupation of any dwellinghouse hereby approved and shall be retained as such, unless otherwise approved in writing by the Local Planning Authority.

Reason

In the interests of residential amenity and in order to accord with NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

23

