

**Committee Report**

<b>Application No:</b>	<b>DC/21/00732/FUL</b>
<b>Case Officer</b>	<b>David Morton</b>
<b>Date Application Valid</b>	<b>7 June 2021</b>
<b>Applicant</b>	<b>Mr Anthony Lang</b>
<b>Site:</b>	<b>Lands At &amp; To The Rear: 21 &amp; 23 Monkridge Gardens With Disused Pavilion &amp; Hardstanding Off Monkridge Gardens Dunston Hill Gateshead Borough NE11 9XE</b>
<b>Ward:</b>	<b>Dunston Hill And Whickham East</b>
<b>Proposal:</b>	<b>Proposed deletion of Conditions 5 and 6 (to remove footpath provision); and proposed variation of Condition 1 (approved plan suite); and Conditions 3 &amp; 4 (materials); and Condition 9 (cycle storage); and Conditions 16 &amp; 17 (bird &amp; bat boxes) of extant application GMBC Ref: DC/20/01183/FUL approved: 9 April 2021 for "full planning permission for the erection of 9 dwellinghouses with front and back gardens and driveway parking; new shared-surface, vehicular and pedestrian access between Numbers 21 &amp; 23 (both retained), visitor parking area and landscaped areas (as amended 08/03/21)." (Amended 25/08/21).</b>
<b>Recommendation:</b>	<b>GRANT</b>
<b>Application Type</b>	<b>Full Application</b>

**1.0 The Application:****1.1 BACKGROUND**

The application follows three planning applications on the site, two refused outline applications (one of which was allowed on appeal) and a separate full planning application which was approved.

- 1.2 The first outline application, DC/17/01358/OUT, 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."*

- 1.3 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.*"
- 1.4 The third application, seeking full planning permission (DC/20/01183/FUL), was granted in April 2021 following consideration by the Planning and Development Committee. The application sought permission for the erection of nine houses and associated works; the current application seeks amendments to this proposal though the removal and/or variation of planning conditions.
- 1.5 **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.
- 1.6 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.
- 1.7 **DESCRIPTION OF THE APPLICATION**  
The application seeks amendment to approved application DC/20/01183/FUL. Application DC/20/01183/FUL sought full planning permission for the erection of nine dwellinghouses with associated accesses and works, the permission was approved and remains extant but has not yet been commenced.
- 1.8 Application DC/20/01183/FUL proposed 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. Further, the application proposes the retention of a narrow (2.5m wide) gated lane located between 9 and 11 Monkridge Gardens to allow access to the existing substation.
- 1.9 The proposed dwellings were proposed to be of a simple and modern design, two-storey in nature and would be constructed in brick, tile and render.

- 1.10 The current application seeks amendment to the approved scheme through the deletion of Conditions 5 and 6 (footpath provision), the variation of Condition 1 (approved plan), Conditions 3 and 4 (materials), Condition 9 (cycle storage) and Conditions 16 and 17 (bird & bat boxes).
- 1.11 The scheme would fundamentally remain the same as the original scheme i.e. it proposes the erection of nine houses around a single shared surface, with a vehicle pedestrian access between 21 and 23 Monkridge Gardens.
- 1.12 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

#### 1.13 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.

- DC/20/01183/FUL; Full planning permission approved for '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). Date; 09 April 2021.

## **2.0 Consultation Responses:**

Northumbria Water	No objection.
Tyne and Wear Fire and Rescue Service	No objection.
The Coal Authority	No objection.
NEDL	No objection.
Northumbria Police	Support for the removal of Conditions 5 and 6.

## **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 nine objections to the proposal have been received, including an objection from a Ward Councillor (Councillor Peter Maughan). The objections are summarised as follows;

- The removal of the secondary access would result in a highway safety issue(s);
- The proposal represents overdevelopment and would result in an impact on amenity and highways;
- The cycle storage and bat/bird boxes should not be omitted from the scheme; and
- The development would result in disruption during construction.

3.3 A total of four letters of support have been received and are summarised as follows;

- The proposed development would result in an improved scheme in terms of safety of residents; and
- The secondary access has never been open to the public and has always been gated and locked.

## **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 BACKGROUND**

The principle of the proposed development has been established through the granting of planning application DC/20/01183/FUL. The approval considered the issues of principle of the development and its acceptability in terms Design, residential amenity, highway safety, land conditions, flood risk and drainage, ecology, open space. The development, subject to conditions, was considered acceptable in all regards.

5.2 Based on the above, it is considered necessary to consider the application in regard to changes in site circumstance, planning policy and any implication with regard to the removal and amendment of the planning conditions.

### **5.3 POLICY BACKGROUND**

The NPPF was amended in July 2021, following the approval of application DC/20/01183/FUL, these changes were focussed on design quality. It is considered by officers that the changes to the NPPF do not have a significant impact on the decision to approve application DC/20/01183/FUL.

5.4 CONDITIONS 5 and 6 (FOOTPATH PROVISION)

The above conditions require the provision of a secondary pedestrian access between 9 and 11 Monkridge Gardens. Condition 5 specifically states;

*"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 boundary treatments to both nos 9 and 11 Monkridge Gardens, gradients, materials, lighting and any offsite highways works."*

5.5 Further, Condition 6 requires that the footpath be provided in full accordance with the details and timeframes approved under Condition 5.

5.6 In attaching the planning condition, weight was offered to the appeal relating to application DC/17/01358/OUT, in which 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.

5.7 Further to the above, weight was also offered to the potential increase in anti-social behaviour as raised by objectors.

5.8 Following the submission of the current application, additional material planning considerations have come to light, namely;

- An increased level of support of the removal of Conditions 5 and 6 from local residents based on the potential increase of anti-social behaviour;
- Support from Northumbria Police for the removal of Conditions 5 and 6, concluding;  
*"... we consider the inclusion of a narrow unwelcoming footpath that ends alongside a substation undermines the security of the both the new and existing development, is a potential crime attractor and potentially facilitates foraging crime"* and;
- There is a vehicular right of access over the footpath to allow access to the substation to the east of the application site.

5.9 Having revisited the layout and in particular the access proposals, as well as understanding concerns from local residents, Northumbria Police and the potential dominance of the access by vehicles, it is considered by officers (including Transport Planning Officers) that these concerns to outweigh any potential highway safety issues/conflicts and the proposed layout is considered to be acceptable, on balance, in transport terms with the separate pedestrian link removed.

5.10 While the final access proposals are subject to detailed design and a s278 agreement, the main access to the site provides a clear transition for pedestrians from the footway to the shared surface arrangement, which is

considered to promote use by all modes, as such the removal of the separate pedestrian route would not be deemed to be detrimental to pedestrian safety.

- 5.11 However, based on the anticipated uplift in pedestrians using the main shared site access, it is considered that 'Private Drive' areas to the sides of 21 and 23 need to be 'protected' and remain open for use by pedestrians. As such, it is considered that an additional condition is required seeking to keep these areas free for use by pedestrians and cyclists. The full wording of the additional condition is set out within the recommendation (Condition 9).
- 5.12 Subject to the additional condition and having regard to the additional materials planning considerations, it is considered that the removal of Conditions 5 and 6, is (on balance) acceptable in accordance with the NPPF and Policies CS13, CS15, MSGP15, MSGP17 and MSGP24 of the Local Plan for Gateshead.
- 5.13 **CONDITION 3 and 4 (MATERIALS)**  
These conditions required the submission of final details of materials for approval and implementation of the scheme in accordance with the approved details. The applicant has submitted these details as part of the current application; the application has provided details, in the form of a product detail/spec and photograph, of bricks, render, cladding, roofing and general items e.g. windows, doors and guttering.
- 5.14 Officers have assessed the submitted details and consider the materials to be acceptable, as such the amendment to these conditions to become a 'compliance' condition is considered to be acceptable and complies with the NPPF, Policy CS15 and MSGP24 of the Local Plan for Gateshead and the Gateshead Placemaking SPD. The full wording of the amended condition is set out within the recommendation (Condition 3).
- 5.15 **CONDITION 9 (CYCLE STORAGE)**  
The condition required the provision of cycle storage for each individual dwellinghouse in accordance with details submitted by the applicant, prior to the occupation of said dwellinghouse.
- 5.16 The applicant seeks to amend the condition to allow alternative cycle parking details to be provided for consideration (at discharge of condition stage). Officers consider this approach to be acceptable and this would mirror similar conditions attached to other developments.
- 5.17 The amendment would require the introduction of an additional 'compliance' condition to ensure works are undertaken either in accordance with the approved detail or in accordance with an alternative, approved scheme.
- 5.18 Subject to the additional condition, it is considered that the amendment to Condition 9 is acceptable in accordance with the NPPF and Policies CS13 and MSGP15 of the Local Plan for Gateshead. The full wording of the amended conditions is set out within the recommendation (Conditions 6).

5.19 CONDITIONS 16 and 17 (BIRD AND BAT BOXES)

These conditions required the submission of final details of bird and bat boxes for approval and implementation of the scheme in accordance with the approved details. As with the details of materials, the applicant has submitted these details as part of the current application. The application provides both a manufacturers specification and details of the location for 3no. bird boxes and 3no. bat boxes.

5.20 Officers have assessed the submitted details and consider the scheme to be acceptable, as such the amendment to these conditions to become a 'compliance' condition is considered to be acceptable and complies with the NPPF and Policies CS18, MSGP36 and MSGP37 of the Local Plan for Gateshead. The full wording of the amended condition is set out within the recommendation (Condition 14 and 15).

5.21 CONDITION 1 (APPROVED PLANS)

The amendment to the approved plans is necessary to allow for the site layout plan to be substituted, thus allowing the omission of the secondary pedestrian access; no other changes are proposed.

5.22 The variation of the condition is considered to be acceptable in accordance with the NPPF and Policies CS13, CS15, MSGP15, MSGP17 and MSGP24 of the Local Plan for Gateshead. The full wording of the amended condition is set out within the recommendation (Condition 1).

5.23 CONDITIONS

The current application, given it would grant a new planning consent, allows an opportunity to re-consider the conditions attached to permission DC/20/01183/FUL.

5.24 It is considered that all conditions not expressly referenced above should be reattached in an unedited form, for the avoidance of doubt these conditions are (the full condition wording is set out within the recommendation);

- Condition 2 - Time Limit;
- Conditions 7 and 8 - Demolition and Construction Management Plan (now Conditions 4 and 5);
- Condition 10 - Visibility Splay (now Condition 7);
- Condition 11 - Front Gardens (now Condition 8);
- Conditions 12 and 13 - Land Contamination (now Conditions 10 and 11);
- Conditions 14 and 15 - Drainage (now Conditions 12 and 13);
- Conditions 18 and 19 - Removal of Himalayan Cotoneaster (now Conditions 16 and 17);
- Condition 20 and 21 - Blocking of openings to 21 and 23 Monkridge Gardens (now Conditions 18 and 19);
- Condition 22 - Removal of PD rights Plots 5 - 9 (now Condition 20).

5.25 OTHER MATTERS

The issue of highway safety is considered within the main body of the report.

- 5.26 Issues of amenity, both in regard to construction and the physical development, were considered in detail during the consideration of application DC/20/01183/FUL. The current scheme does not amend the proposal significantly and it is considered that the current proposal would not give rise to any additional impacts than extant permission DC/20/01183/FUL, further conditions are in place requiring the submission of a Demolition and Construction Management Plan (Conditions 4 and 5).
- 5.27 Cycle parking and bat/bird boxes are not to be omitted from the scheme; this objection is based upon a misunderstanding/misinterpretation the proposal.

## **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 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 -

27860 NNA 1100 P06 - Proposed Site Plan

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 Addition 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 08 April 2021.

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

The development hereby approved shall be undertaken in accordance with the submitted materials schedule '27860 - Proposed Dwelling Materials - P02' submitted with the variation of conditions submission hereby approved unless otherwise agreed 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

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.

5

The development shall be implemented in accordance with the Demolition and Construction Management Plan measures approved at condition 4.

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.

6

Prior to the first occupation of each individual dwellinghouse hereby approved, secure and weatherproof cycle parking shall be installed for the dwellinghouse. The cycle parking shall be installed at each dwelling in accordance with the details shown on shown on approved plan 27860 NNA 1100 P06 - Proposed Site Plan and in accordance with detail 'Bike Storage Addition Bike Shed - 3 Bike' - unless an alternative scheme for the provision of cycle parking, has been submitted to and agreed in writing by the Local Planning Authority.

Thereafter development shall be implemented in accordance with the scheme agreed. All cycle parking shall be maintained for the lifetime of the development.

Reason

In the interests of sustainable development and in order to accord with the NPPF, Policy CS13 of the CSUCP, Policy MSGP15 of MSGP.

7

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.

8

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.

Thereafter a wall, fence or other physical barrier, to a maximum height of 600mm, shall be maintained to the front of both numbers 21 and 23 Monkridge Garden, the purpose of which shall be to prevent the

parking of a motorised vehicle forward of the principle elevations of these dwellings.

Reason

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

9

The area of 'private drive' shown to the gable elevations of both 21 and 23 Monkridge Gardens on approved plan 27860 NNA 1100 P06 - Proposed Site Plan shall be made available for the use by vehicles, pedestrians and cyclists before the first occupation of any dwellinghouse hereby approved. Thereafter the 'private drive' shall remain open for use for vehicles, pedestrians and cycles at all times. No barriers or other physical impediments to the use of this 'private drive' by vehicles, pedestrians and cyclists shall be put in place without the prior written consent of the Local Planning Authority.

Reason

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

10

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.

11

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.

12

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:

- a) details of existing land drainage;
- b) an assessment of the potential for disposing of surface water by means of a sustainable drainage system
- c) information about the design storm period and intensity
- d) the method employed to delay and control the surface water discharged from the site, including electronic modelling
- e) the measures taken to prevent pollution of the receiving groundwater and/or surface waters
- f) a timetable for its implementation; details of when elements of proposed drainage scheme will be implementing and connected
- g) 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
- h) 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.

For the avoidance of doubt, criterion a) will be satisfied by the provision of an accurate survey of the existing live land drainage, to confirm line and invert levels/ pipe diameters, plus any connecting chambers. A proposal for the permanent re-instatement of any lengths of temporary drainage plus any connections shall be developed. This information shall be appended to the proposed drainage plan to demonstrate that there are no conflicts between existing and re-instated drainage and the proposed drainage and engineering works. Cross sections shall be

submitted showing the relationship between the existing drains and the engineering detail of the gabion walls and permeable paving.

For the avoidance of doubt, criterion g) will be satisfied by the inclusion in the Method Statement of a surveyed plan of the existing live land drainage showing line and invert level of the drain plus any connecting chambers. 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 as part of the details required by g) above.

Reason

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

13

The drainage scheme approved under condition 12 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.

14

An individual Ibstock Bat Box C shall be installed no lower than 4 metres from ground level at each of the new houses on Plots 1, 3 and 8 in the rear elevations facing the rear gardens (i.e. south-west / south-east respectively), as per the approved "Ibstock Bird and Bat Boxes" specification sheet and shall be retained for the lifetime of the development.

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.

15

An individual Ibstock 'Swift' Bird Box shall be installed no lower than 5 metres from ground level, as near to eaves level as possible at each of the new houses on Plots 5, 6 & 9 (sited on the east rear elevation house on Plot 5, north gable elevation house on Plot 6, north gable elevation house on Plot 9, as per the approved "Ibstock Bird and Bat Boxes" specification sheet and shall be retained for the lifetime of the development.

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.

16

Notwithstanding the information submitted no development (including demolition) shall commence until a scheme for the eradication of Himalayan Cotoneaster (*cotoneaster simonsii*) 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 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.

17

The approved Himalayan Cotoneaster (*cotoneaster simonsii*) eradication scheme shall be implemented and retained in full accordance with the details approved under Condition 16.

Reason

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

18

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.

19

The scheme for 'blocking up', approved under condition 18, 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

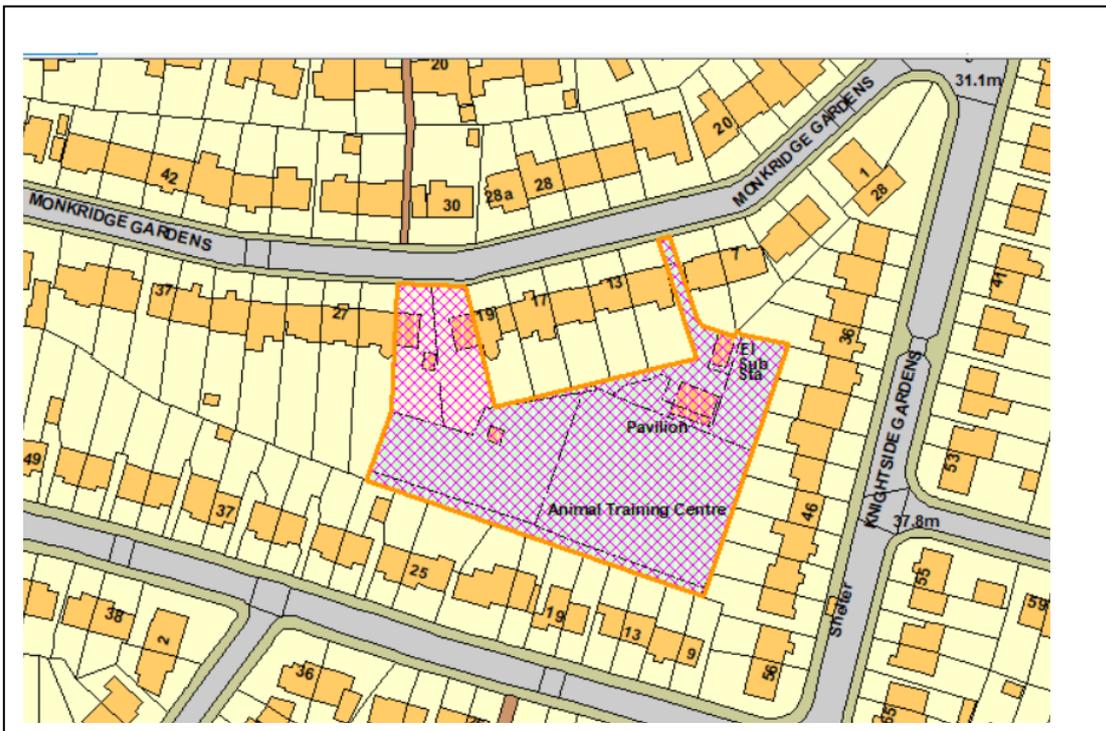
In the interests of residential amenity and in order to accord with NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

20

Notwithstanding the provisions of Article 3, Class A 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), the permitted development rights of Plots 5-9 (enlargement, improvement or other alteration of a dwellinghouse) are hereby removed.

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.



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