

Committee Report

Application No:	DC/21/00994/FUL
Case Officer	David Morton
Date Application Valid	13 August 2021
Applicant	Barker and Stonehouse Ltd.
Site:	Land West Of Gibside Way Metro Retail West Gateshead Metro Centre Retail Park NE11 9XS
Ward:	Whickham North
Proposal:	Demolition and alteration of existing retail units and erection of Bulky Goods Retail Store (Class Ea) with alterations to access, and associated parking and landscaping (additional information received 06/10/21 and 11/10/21 and amended plans received 06/10/21 and 12/10/21).
Recommendation:	GRANT
Application Type	Full Application

1.0 The Application:**1.1 DESCRIPTION OF THE SITE**

The application is located to the north of the Metrocentre, it forms part of the Metrocentre Retail Park. The site is bounded to the north by the A1114 and to the east and south by the local road network serving the Metrocentre, Metro Retail Park and surrounding area.

1.2 The application site is entered off a roundabout off Gibside Way and shares this access point with the adjacent Aldi and services access to the larger retail warehouse to the south west of the site.

1.3 The application site is approximately 0.55 hectares in size and the site level is generally set lower than the A1114 with an embankment clogging down from the road to the site level. There is an area, which includes the embankment, of soft landscaping between the site boundary and the highway; most of this area is outwith the application site.

1.4 At present the site comprises of a vacant commercial building, the unit formerly housing "Snow and Rock" a retail premises and "The Angel" a public house. There is also a smaller single storey commercial premises located on the site, the only occupier being Greggs.

1.5 DESCRIPTION OF THE APPLICATION

The application seeks full planning permission for the demolition of and alteration to the existing commercial units within the site and the erection of a bulky good retail store (Class Ea) with associated access, parking and landscaping.

- 1.6 The proposed building would be utilised as a showroom and retail floorspace, the building is comprised of a ground floor and mezzanine floors with a terrace café incorporated into the rooftop. The gross internal area of the proposed building is 4,333sqm;
- ground and mezzanine floor showroom areas, approximately 2,225sqm and 1,908sqm respectively;
 - a roof terrace and 200sqm café on an upper floor; and
 - the existing Greggs unit (94sqm) will be retained.
- 1.7 The development would create a car park comprising of 63 car parking spaces, including 4no. accessible spaces, 6no. electric vehicle charging points, as well as customer and staff cycle parking.
- 1.8 The proposed development proposes the utilisation of a simple palette of materials using a bronze aluminium frame, aluminium cladding, red brickwork, tinted glass and timber supports to the canopy. The roof of the proposal is in two elements, the larger of the two elements is to be covered in a monopitch roof while the smaller is covered in a flat green/natural roof incorporating the café terrace.
- 1.9 The application has also been supported by a landscaping scheme which includes details of the proposed green roof references above.
- 1.10 The following documents have been submitted by the applicant in support of the application:
- Arboricultural Impact Assessment;
 - Design and Access Statement;
 - Ecology Appraisal (including Net Gains Assessment);
 - Flood Risk and Drainage Assessment;
 - Landscaping Scheme;
 - Phase I & II Contaminated Land Risk Assessments;
 - Planning Statement;
 - Retail Sequential Test & Impact Assessment;
 - Sustainability Statement; and
 - Transport Assessment & Travel Plan.
- 1.11 **PLANNING HISTORY**
- The relevant planning history of the application site summarised as follows;
- DC/15/00542/ADV; Split decision issued for 'Display of various illuminated and non-illuminated fascia signs, brand icons and lettering on front, side and rear elevations.' Date; 16 July 2015.

2.0 Consultation Responses:

Northumbrian Water No objection

National Highways No objection

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. No representations have been received.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS13 Transport

CS15 Place Making

CS17 Flood Risk and Waste Management

CS18 Green Infrastructure/Natural Environment

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

5.0 Assessment of the Proposal:

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

5.2 PRINCIPLE OF THE DEVELOPMENT

5.3 Retail Policy

The application site is located within Metro Retail Park (west) which is adjacent to the Metrocentre Regional Shopping Centre. The proposal seeks to redevelop existing units off Gibside Way including approximately 3000sqm of additional retail floorspace and a net decrease in the number of individual units.

- 5.4 As this is an out-of-centre location the application is supported by a sequential assessment to consider the availability, suitability and viability of relevant in and edge-of-centre sites within the catchment of the proposal, and a proportionate impact assessment to assess the impacts on centres within the proposal's catchment, in accordance with the NPPF and CS7 and MSGP7 of the Local Plan.
- 5.5 Local Plan Policy CS7(5) states that the role of the Metrocentre as an out of centre regional shopping destination will be supported with proposals being assessed in line with national policy.
- 5.6 **Sequential Test**
This considers the availability of sites within or on the edge of Gateshead's Primary Shopping Area (PSA) and Blaydon District Centre, in addition to other sites within the Metrocentre boundary or within 400 metres of the Public Transport Interchange (in accordance with the emerging AAP for MetroGreen). The assessment builds in a 10% buffer to consider sites smaller or larger than the 0.56ha needed
- 5.7 In terms of Gateshead's PSA a search of agents websites failed to identify any sites or premises suitable for the proposed development (existing premises being too small). Sites allocated within the Local Plan as development opportunity sites were also considered and discounted as being too small, too restricted or allocated for a mix of uses, including in some cases only ancillary retail.
- 5.8 In terms of Blaydon centre, a search of in and edge-of-centre sites and premises failed to identify any genuine alternative opportunities. Assessed sites include the former Evans Halshaw showroom site on Bridge Street (too small and no longer available); and the Churchill Works site at Cowen Road (too large and not currently available). It is noted that the neighbouring site at Churchill Works was the subject of a previous permission for a retail park (DC/16/01151/OUT) and therefore should have been referred to within this report. Notwithstanding this point it is accepted that there are currently no sequentially available and suitable sites within or on the edge of relevant centres. In addition the applicant has identified no suitable or available opportunities within the Metrocentre boundary and within 400 metres of the public transport interchange.
- 5.9 **Retail Impact Assessment**
The application is supported by a proportionate retail impact assessment as required by policies CS7 and MSGP7 of the Local Plan.
- 5.10 Officers accept the conclusions on the role of Gateshead PSA (convenience and specialty) and Blaydon Centre (mainly convenience), although question

the broad conclusion that Gateshead PSA remains vital and viable with a low level of vacancy and heavy footfall. Council surveys of the centre note a number of vacant units in the centre, including some new units which have never been occupied, and a predominance of value-led shopping and secondary uses.

- 5.11 The proposals core catchment is defined as the extent of Gateshead and the proposal will help to stem leakage of expenditure to other areas (estimated at £134m in 2024). The assessment takes into account changes in population and rates of expenditure, forecasting a growth of £35m in bulky goods expenditure by 2024, excluding any additional increases linked to housing growth in the borough.
- 5.12 68% of the proposal's turnover will come from destinations within the core catchment. The assessment notes the limited extent of bulky goods retail provision within either Gateshead or Blaydon centres, and therefore a limited impact in terms of trade draw (2% and 1% respectively). The proposal will be principally competing with similar stores in out of centre locations, notably Metrocentre, Metro Retail Park (30% draw) and Team Valley Retail World (34% draw).
- 5.13 To conclude, it is accepted that there are no sequentially preferable sites available or suitable for the proposed development and the forecast level of impacts will not significantly undermine the vitality and viability of existing centres within the proposal's core catchment area.
- 5.14 Based on the above, it is considered that the proposed development is acceptable, subject to a condition limiting the use of the premises to a 'bulky goods' use (Condition 3) and in accordance with the NPPF and Policies CS7 and MSGP7 of the Local Plan for Gateshead.
- 5.15 **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 of MSGP 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.
- 5.16 The proposed development has been informed by an appropriate analysis, assessment and understanding of the site and the applicant's requirements, as demonstrated by the submitted Design and Access Statement. The proposed development would result in the creation of a building of a high design quality its excellent sustainability credentials. Further, the wider site, including the submitted landscaping plan are considered to significantly improve the existing aesthetics of the site.

- 5.17 It is considered necessary to condition the submission of final materials (Conditions 4 and 5) and implementation and maintenance of the landscaping scheme (Condition 6 and 7).
- 5.18 Subject to the above condition, it is considered that the application would deliver a well-designed, 'flagship' building on an important gateway site. The development would fully accord with the aims and requirements of the NPPF, Policy CS15 and MSGP24 of the Local Plan for Gateshead and the Gateshead Placemaking SPD.
- 5.19 **HIGHWAY SAFETY**
The planning application has been supported by a Transport Assessment (TA) and a Travel Plan (TP), as requested by the Council. The Transport Assessment examines the potential vehicle movements associated with the proposed development and whether they could be accommodated on both the adjacent A1 and the local roads surrounding the Metrocentre.
- 5.20 Further to the above, the applicant has provided additional information pertaining to traffic distribution and impact on the local network, in addition to further information on servicing.
- 5.21 Officers are currently reviewing/assessing the additional/amended information and an update on the highway issues will therefore be reported to the Planning Committee.
- 5.22 **AMENITY**
The application site is located within a solely commercial area, there are no sensitive noise receptors within the immediate vicinity. This said, there are other commercial operations within the immediate area, however it is considered that neither physical form of the development nor its operation would have an unacceptable level of impact on adjacent businesses. It is considered that the proposal may result in some impact during construction, as such it is considered necessary to attach conditions requiring the submission of a demolition and construction management plan ((DCMP) Conditions 8 and 9).
- 5.23 Based on the above assessment, it is considered that the development is acceptable from an amenity point of view and accords with the aims and objectives of the NPPF, Policies CS14 and MSGP17 of the Local Plan for Gateshead.
- 5.24 **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". Though the site area was previously use as a sports ground and open space prior to the construction of the current site layout, the site area is classed as an inactive landfill by the Environment Agency; as such it is possible that the site is affected by ground contamination as a result of imported fill materials.
- 5.25 On this basis, a preliminary risk assessment, stage II assessment, gas report and asbestos survey. Officers agree with the findings of the submitted

information, there is no risk to site operatives or human health. It is considered necessary to impose a condition pertaining to previously identified contamination (Condition 10).

5.26 Subject to the above condition, the development is considered to comply with the requirements of Policies CS4 and MSGP20 of the Local Plan for Gateshead.

5.27 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 drainage hierarchy has been demonstrated by the infiltration testing that has been undertaken which demonstrates that draining to the ground is not appropriate. A greenfield runoff rate has been calculated and the proposed drainage system has been modelled to demonstrate the adequacy of the proposed surface water drainage system.

5.28 Officers agree with the submitted assessment, however it is considered that final details of the drainage system be provided alongside details of how the system will be managed and maintained (Conditions 11 and 12).

5.29 Subject to the conditions set out above, it is considered that the proposal would comply with the aims and requirements of Policies CS17 and MSGP29 of the Local Plan for Gateshead.

5.30 ECOLOGY

The site has been confirmed as being of low ecological value, buildings having been confirmed as posing a negligible risk for bats, and some limited opportunities for nesting bird within buildings has been identified.

5.31 The large highways verge/embankment located immediately north and east of the proposed development site has previously been recorded as supporting bee orchid (*Ophrys apifera*). It is considered necessary to condition the installation of fencing to protect flora (Conditions 13 and 14).

5.32 The provision of a green roof is welcomed; however the use of a wildflower mat with a generic plant species list including species which would not usually be found in the north-east is not considered appropriate. The use of plants not found locally is also likely to lead to the requirement for increased maintenance efforts to establish the green roof and the creation of a green roof less diverse than intended, as plants fail; as such final (amended) details of the proposed green roof will need to be submitted for approval (Conditions 15 and 16).

5.33 Subject to the above conditions and an informative pertaining to breeding birds, 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.

5.34 TREES

An Arboricultural Impact Assessment (AIA) has been submitted in support of the planning application. The AIA sets out the impact on the existing trees along the boundary of the site and confirms that a small number of trees will require removal to facilitate development, but these trees are low quality and value and are compensated for within the proposed landscaping proposals and new tree planting. The trees within the verge that surrounds the site are within different landownership and are unaffected by the development.

5.35 Subject to conditions pertaining to the undertaking of the development in accordance with submitted tree protection plan and arboricultural method statement (Condition 17), it is considered that the proposed development would comply with the NPPF and Policies CS18 and MSGP36 of the Local Plan.

5.36 DIGITAL INFRASTRUCTURE

The applicant has made arrangements with digital infrastructure providers BT and Virgin. At the planning stage of the project both providers are approached to see who can provide the most comprehensive physical infrastructure to ensure the store has the highest possible Broadband speed and telecommunications system. The applicant is committed to working with digital infrastructure providers to ensure the proposed development will be 'future-proof' and capable of meeting existing and future communication needs and avoid the need for retrofitting. It is considered that this approach accords with the NPPF and Policy MSGP8 of the Local Plan for Gateshead.

5.37 SUSTAINABILITY

A Sustainability Statement has been submitted in support of the application. The statement considers issues of sustainability with regards construction design and future use of the building in the context of local and national planning policy and the Climate Change Act. The statement highlights the features and energy efficiency measures to provide a low carbon building, to comply with the relevant building regulations. The Sustainability Statement is reflected in the Sustainability Initiatives detailed in the Design and Access Statement. Both documents respect the ethos of the end user as a Carbon Neutral Plus retailer and a founding partner of Trees4Trees reforestation initiative.

5.38 The application therefore presents the opportunity to deliver sustainable benefits as part of the design and operation of the building in accordance with the NPPF and Policies CS16 and MSGP28 of the Local Plan for Gateshead.

5.39 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 retail warehouse development. The development is located within a charging zone with a levy of £50 per square metre for this type of development.

6.0 CONCLUSION

- 6.1 The proposed development would result in the redevelopment of previously developed land. The application would result in the creation of a development of high design quality, with excellent sustainability credentials on an important gateway site.
- 6.2 Subject to the resolution of the highways matters outlined above, the development is considered to fully 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 resolution of the above highway matters, the following condition(s) and that the Service Director Climate Change, Compliance, Planning and Transport 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 -

Arboricultural Impact Assessment (ref ARB/AE/2652), Elliot Consultancy Ltd, August 2021

Drainage Calculations (20210-C-Calc-001), Topping Engineers, July 2021

Drainage Pollution Control (DR-C-0104), Topping Engineers, July 2021

Drainage Strategy and Layout Plan (DR-C-103), Topping Engineers, July 2021

Percolation Testing Report (21210-PTR-01), Topping Engineers, July 2021

Phase 1 Desk Study Site Investigation Report (G21336), Geo Investigate, April 2020

Phase 2 Intrusive Site Investigation Report (G21336), Geo Investigate, July 2021

Preliminary Ecological Appraisal (20210303.1 Issue 4), Lobo Environmental, July 2021

Transport Assessment (21038), Via Solutions, August 2021

Transport Assessment Addendum (21038), Via Solutions, October 2021

Travel Plan (21038), Via Solutions, October 2021

501155_PL-01-A_Location Plan

501155_PL-02-B Existing Site Plan

501155_PL-11-C Proposed Site Plan

501155_PL-12-B Proposed Ground Floor Plan

501155_PL-13-B Proposed Mezzanine Plan

501155_PL-14-B Proposed Terrace Plan

501155_PL-15-B Proposed Roof Plan

501155_PL-16-B Proposed North and South Elevations

501155_PL-17-B Proposed East and West Elevations

501155_PL-18-C Proposed Sections

501155_PL-21 A Retained Retail Unit

N1097- ONE- ZZ-XX-DR-L-0001 PO3 Landscape Masterplan

N1097- ONE- ZZ-XX-DR-L-0201 PO3 Planting Plan

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

Notwithstanding the approved café area the premises hereby approved shall only be used for the sale of bulky goods including furniture, bedding, floor covering, soft furnishing and textiles (and other products associated with improvements to the house) within Class E(a) of the Use Classes Regulations 2020 (Amendment) with no more than 30% of net sale area for the sale of non-bulky retail goods within Class E(a).

Reason

In order to protect the vitality and viability of existing centres and in the interests of highway safety in accordance with the NPPF and Policies CS7, CS13, MSGP7, and MSGP15 of the Local Plan for Gateshead.

4

The development hereby approved shall not 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.

5

The development hereby approved shall be undertaken in accordance with the materials schedule approved at condition 4.

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.

6

The landscaping scheme shown on approved plans N1097- ONE-ZZ-XX-DR-L-0001 PO3 Landscape Masterplan and N1097- ONE-ZZ-XX-DR-L-0201 PO3 Planting Plan (excluding the green roof element), shall be implemented prior to development hereby approved first opening to the public.

Report

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.

7

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 planting and during this period any trees which die, become diseased or are removed shall be replaced in the first subsequent planting season (October to March) with others of a similar size and species.

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.

8

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) a dust management plan
- b) a noise management plan
- c) 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 1800 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.

Any temporary alteration to the working hours set out in this condition shall be submitted as part of the DCMP and 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.

9

The development shall be implemented in accordance with the Demolition and Construction Management Plan measures approved at condition 8.

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.

10

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.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that

the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the NPPF and policies CS4, and MSGP20 of the Local Plan for Gateshead.

11

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.

12

The drainage scheme approved under condition 11 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.

13

No development shall commence until a scheme for the protection of the verge/embankment located immediately north and east of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme must include a plan clearly showing the area to be protected and the location and specification of the protective fencing to be used.

Reason

To ensure the satisfactory protection of orchids located adjacent to the site in accordance with the NPPF, and 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 development can be carried out in a manner that protects orchids located adjacent to the site. This information is fundamental to the development and requires approval prior to development starting on the site.

14

The protective fencing approved at Condition 13 must be installed prior to the commencement of development and thereafter retained intact for the full duration of the construction works 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.

Reason

To ensure the satisfactory protection of orchids located adjacent to the site in accordance with the NPPF, and Policies CS18, MSGP36 and MSGP37 of the Local Plan for Gateshead.

15

Notwithstanding the submitted plans and details submitted/approved in regard to Condition 11, no works shall take place to the proposed green roof until a fully detailed planting scheme and a timetable for its

implementation has been submitted to and approved in writing by the Local Planning Authority. The planting scheme shall include details and proposed timing of all planting, preparation and planting plans noting the species, plant sizes, planting densities for all new planting and a scheme of maintenance (for a period of five years following planting).

Reason

To ensure that a well laid out planting scheme is achieved in the interests of the visual amenity of the area, biodiversity and public safety and in accordance with the NPPF, and Policies CS18, MSGP36 and MSGP37 of the Local Plan for Gateshead.

16

The proposed green roof shall be planted up in full accordance with the details approved under Condition 15, thereafter the green roof shall be maintained and retained in full accordance with these details.

Reason

To ensure that a well laid out planting scheme is achieved in the interests of the visual amenity of the area, biodiversity and public safety and in accordance with the NPPF, and Policies CS18, MSGP36 and MSGP37 of the Local Plan for Gateshead.

17

All retained trees shall be protected in full accordance with the tree protection plan and all tree works shall be undertaken in accordance with the arboricultural impact assessment, both of which are contained within the approved Arboricultural Impact Assessment (ref ARB/AE/2652), Elliot Consultancy Ltd, August 2021.

Reason

To ensure the satisfactory protection of orchids located adjacent to the site in accordance with the NPPF, and Policies CS18, MSGP36 and MSGP37 of the Local Plan for Gateshead.



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