

**MINOR UPDATE**

<b>Application No:</b>	<b>DC/21/01206/FUL</b>
<b>Site:</b>	<b>Baltic Business Quarter Albany Road Gateshead NE8 3BP</b>
<b>Proposal:</b>	<b>Installation of ground-mounted solar photovoltaic array and associated substation</b>
<b>Ward:</b>	<b>Bridges</b>
<b>Recommendation:</b>	<b>Grant Temporary Permission</b>
<b>Application Type</b>	<b>Full Application</b>

**Reason for Minor Update**Glint and Glare

The main agenda report highlights that the Glint and Glare Assessment submitted with this planning application does not reference Albany Road, Quarryfield Road or the new Quays Link Road as part of its “road receptors” chapter.

The author of the report “PagerPower” have since issued an updated Glint and Glare Assessment to address these roads as part of their wider assessment. The report sets out the following established hierarchy that is used to categorise the road network in the context of assessing glint and glare.

- Major National – Typically a road with a minimum of two carriageways with a maximum speed limit of up to 70mph. These roads typically have fast-moving vehicles with busy traffic;
- National – Typically a road with one or more carriageways with a maximum speed limit of up to 60mph or 70mph. These roads typically have fast-moving vehicles with moderate to busy traffic density;
- Regional – Typically a single carriageway with a maximum speed limit of up to 60mph. The speed of vehicles will vary with a typical traffic density of low to moderate; and
- Local – Typically roads and lanes with the lowest traffic densities. Speed limits vary.

PagerPower gone on to say that “Technical modelling is not recommended for local roads, where traffic densities are likely to be relatively low. Any solar reflections from the proposed development that are experienced by a road user along a local road would be considered low impact in the worst case.”

“Therefore, Albany Road, Quarryfield Road and the new Quays Link Road, which are local roads and are expected to have low traffic volume are not

considered in the full assessment of glint and glare effects since any effects are expected to have maximum low impact.”

On balance, taking into account the commentary above, it is considered that the author of the report has justified their position in respect of Albany Road, Quarryfield Road and the new Quays Link Road, and the Local Planning Authority has no evidence available to challenge their position. Furthermore, in terms of the new Quays Link Road, a substantial “blue green corridor” (landscaping and SuDS) feature will be created between the Link Road and the application site, which combined with the gradient drop as the Link Road heads south to north should help to screen the solar panels from vehicles using the Link Road.

### Biodiversity

The Preliminary Ecological Appraisal submitted with the planning application contains precautionary working method statements that should be implemented during the construction and operation of the development to minimise the potential for any harm upon biodiversity. Therefore, condition 6 below recommends the development be undertaken in accordance with said method statements.

It is considered that the planning application has appropriately identified that the development will result in a net loss of on-site biodiversity and that reasonable efforts have been made to mitigate that loss on-site. Therefore, it is considered necessary to address the remaining shortfall and demonstrate a measurable net gain, at a suitable off-site location(s), by way of condition in order to satisfy national and local planning policy. Please refer to conditions 7 and 8 below.

### Conditions

The following are the conditions recommended to accompany the recommendation to grant temporary planning permission.

1

The development shall be carried out in complete accordance with the approved plans as detailed below -

SOLDOM11631 Gateshead Council Baltic Business Quarter

Construction Plan

SOLDOM11631 Gateshead Council Baltic Business Quarter Ground  
Array Setting Out

SOLDOM11631 Gateshead Council Baltic Business Quarter Electrical  
Schematic

SOLDOM11631 Gateshead Council Baltic Business Quarter PV  
Framing Torque Settings

SOLDOM11631 Gateshead Council Baltic Business Quarter Mounting  
System Details

SOLDOM11631 Gateshead Council Baltic Business Quarter Inverter  
Layout

SOLDOM11631 Gateshead Council Baltic Business Quarter Ground Array Layout  
SOLDOM11631 Gateshead Council Baltic Business Quarter String Configuration South Site  
TS-0535-0101 – BQ Proposed Contours Plan – Rev P02  
TS-0535-0102 – BQ Isopachyte Plan – Rev P02  
TS-0535-0103 – BQ Site Clearance Plan – Rev P01  
315-1000kVA Slide In UDE Prefabricated Enclosure C1061924 Rev A  
Kingsley Plastics Limited GRP Heavy Duty Kiosk Proposed General Arrangement  
3139-00-201-Rev A Detailed Landscape Masterplan

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

Within three months of the expiry of this permission or the cessation of the development for which permission is hereby granted, whichever is the sooner, the site shall be cleared of all hardstanding, any structures and materials connected with the development and the land returned to its former condition, or such alternative scheme as may be submitted to and approved in writing by the Local Planning Authority.

#### Reason

To safeguard the amenities of the area to accord with the National Planning Policy Framework and policies CS14, CS15, MSGP17 and MSGP24 of the Local Plan for Gateshead.

4

The landscaping scheme shown on drawing number 3139-00-201-Rev A Detailed Landscape Masterplan submitted with the application shall be completed prior to first use of the development and retained and maintained as such for the life of the development unless otherwise

agreed in writing with the Local Planning Authority. The date of Practical Completion of the landscaping scheme shall be supplied in writing to the Local Planning Authority within 7 days of that date.

Reason

To ensure that the approved landscaping scheme is completed within a reasonable time scale in the interests of the residential amenity and in accordance with National Planning Policy Framework and policies CS14 and MSGP17 of the Local Plan for Gateshead.

5

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 (LPA).

An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the LPA prior to the remediation being commenced.

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

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 in accordance with policies CS14 and MSGP20 of the Local Plan for Gateshead.

6

The proposed development shall be undertaken wholly in accordance with the precautionary working method statements provided within the Preliminary Ecological Appraisal submitted with this application to reduce any risk of harming Hedgehog and nesting birds.

Reason

To avoid/minimise harm to biodiversity including protected and priority species during the site clearance, construction and operational phases of the development in accordance with the National Planning Policy Framework and policies CS18 and MSGP37 of the Local Plan for Gateshead.

7

A scheme to secure off-site biodiversity net gains, including a timetable for delivery, shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

Reason

To ensure the development achieves a net increase in biodiversity in accordance with the National Planning Policy Framework and policies CS18 and MSGP37 of the Local Plan for Gateshead.

8

The details approved under condition 7 shall be implemented in accordance with the approved timetable.

Reason

To ensure the development achieves a net increase in biodiversity in accordance with the National Planning Policy Framework and policies CS18 and MSGP37 of the Local Plan for Gateshead.

**SEE MAIN AGENDA FOR OFFICERS REPORT.**