

Committee Report

Application No:	DC/21/01003/FUL
Case Officer	Rebecca Norman
Date Application Valid	22 September 2021
Applicant	Mr David Schleider
Site:	Ateres Girls High School Willow Grove Felling Central Felling NE10 9PQ
Ward:	Felling
Proposal:	Erection of two-storey annexe creating 8 new classrooms and support spaces with ancillary teaching space within the roof space alongside associated external works.
Recommendation:	GRANT
Application Type	Full Application

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

The application relates to Ateres Girls High School, which is an independent secondary school for girls aged between 11 to 16 in Felling.

1.2 The school opened in 2011 and occupies the premises of a former primary school constructed in around 1930.

1.3 The school building is of split-level construction and comprises single and two storey elements primarily of traditional brick and slate construction with some later additions.

1.4 The site is located within a residential area and is bound by residential properties on all sides, with an area of public open space to the north east. The site itself is bordered by dense vegetation and trees, notably along the southern boundary. Access to the site is from the south, via Rowlandson Crescent. Land levels on the site fall to the north and the school building is set at a lower level than the properties to the south along Willow Grove and St Patricks Walk, separated by a public footpath.

1.5 There are currently 246 pupils attending the school and 75 members of staff. The supporting information details that all pupils are brought to the school by bus and there is a shuttle bus service between Bensham and Felling for staff.

1.6 The application indicates that over the next five years pupil numbers are expected to increase by approximately 30-40 (to around 286) however that staff numbers are not proposed to increase.

1.7 DESCRIPTION OF THE APPLICATION

The application seeks planning permission for the erection of a two storey building with ancillary teaching areas within the roof space to the northern side of the school.

- 1.8 The proposed building would accommodate 8no. classrooms with associated office/staffrooms, lockers/cloakrooms, WCs and plant at ground and first floor levels. The building would also accommodate ancillary staff areas and informal teaching/student support space within the roof (second floor level).
- 1.9 The proposed building would have a contemporary design and would be constructed from red and dark grey brick with dark grey windows and slate effect rooftiles featuring dormer windows finished in dark grey single ply membrane that would serve the second floor ancillary space.
- 1.10 No changes are proposed to the existing pedestrian and vehicular access to the school. A new path is proposed to the western side of the proposed building and the application also includes details of cycle parking and the marking out of parking and turning areas.
- 1.11 The following documents have been submitted with the planning application:
 - Design and Access Statement
 - Transport Statement
 - Travel Plan
 - Phase I and Phase II Ground Investigation Reports

1.12 RELEVANT PLANNING HISTORY

1034/93 - Installation of eight roller shutters on north, south and west elevations of school. Planning permission granted 03.12.93.

1253/93 - Erection of 2.3m and 1.8m high palisade fence around boundaries of school site (amended 25/1/94). Planning permission granted 03.02.94.

DC/11/00939/FUL - Amended location of security fence along Willow Grove including installation of 2 x 5m high poles with dome CCTV camera to each and loud speaker for security alert purposes (amended 20/12/11). Planning permission granted 06.02.12.

DC/17/00405/FUL - Erection of two storey annexe to create eight additional classrooms, support spaces and associated external works. Planning permission granted 31.05.17. This permission was not implemented and has now expired.

DC/19/00988/FUL - Erection of roof extensions to existing school building to provide additional teaching accommodation (amended 16/10/19) (additional information 06/12/19 and 12/12/19). Planning permission granted 19.12.2019. This permission has not been implemented however remains extant and is therefore a material consideration in the assessment of this application.

2.0 Consultation Responses:

Sport England	No objection
The Coal Authority	No objection
Northumbrian Water	No response received

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, in addition to the display of press and site notices.

3.2 One letter of objection has been received raising the following matters:

- Additional noise
- Disturbance early mornings/late evenings
- Increase in traffic
- Loss of privacy
- Speeding cars are an existing problem for the over 55s and OAPs in bungalows
- Loud noises and singing at 11pm at night
- The school is open and buses are travelling in/out of the site until 11pm

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS13 Transport CS14 Wellbeing and Health

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

MSGP39 Protecting Open Space/Sport/Recreation

MSGP42 Jewish/Minority Group Community Facility

5.0 Assessment of the Proposal:

- 5.1 The main issues to be taken into consideration in the assessment of this application are the principle of the development, impacts upon visual amenity, impacts upon residential amenity, highway safety and parking, ground conditions and CIL.
- 5.2 THE PRINCIPLE OF THE DEVELOPMENT
- 5.3 Loss of playing field
The proposed development would encroach into an area of grassed playing field to the north of the school building. Sport England have therefore been consulted on the application.
- 5.4 Sport England have considered the application in light of the NPPF and their own playing fields policy and have raised no objection on the basis that the proposed development only affects land that is incapable of forming part of a playing pitch and would not result in the inability to use/reduce the size of any playing pitch; it is understood that this view is taken as a result of the gradient of the land and significant changes in topography affecting this part of the site. In this respect Officers consider that the proposed development would not be in conflict with NPPF Paragraph 99 criteria a), which states that existing sports and recreational land (including playing fields) should not be built on unless it is shown that the land is surplus to requirements, as it has been demonstrated that the site does not constitute playing pitch and would not result in the loss of ability to use/reduce the size of playing pitch.
- 5.5 Policy MSGP39 of the Local Plan for Gateshead seeks to protect open space and sports and recreational facilities and states that development that would result in their loss will only be considered acceptable if the site can be demonstrated to be surplus to requirements (as at MSGP39.1 – MSGP39.5), or if the loss would be replaced elsewhere. This is supported by Local Plan policy CS18.
- 5.6 The area of land affected by the application forms part of the educational facilities which is not accessible to the wider public; Officers therefore consider that the area does not contribute towards meeting open space qualitative or quantitative standards set out in MSGP39 and policies relating to the protection of publicly accessible open space or facilities are not applicable to this application.
- 5.7 The criteria at MSGP39.2 state that sports facilities may be considered surplus if development of the site would be compatible with the Council's up-to-date Playing Pitch Strategy or Built Sports Facilities Strategy. The criteria at MSGP39.5 also states that recreational land may be considered surplus to

requirements if an assessment of the sites use clearly demonstrates that it is not needed to meet current or anticipated needs.

The site is not allocated as an outdoor sports facility and therefore Officers consider that the criteria at MSGP39.2 are not relevant in the determination of this application; furthermore, given the position adopted by Sport England that the site does not form part of a playing pitch as a result of its topography Officers consider that the site can be considered as surplus to requirements and therefore consider that the proposed development would not be in conflict with policies MSGP39 or CS18 as there would not be no loss of playing pitch facilities.

- 5.8 Based on the above assessment Officers consider that the loss of playing field that would result from the proposed development would be acceptable in principle and would not be in conflict with the aims and objectives of the NPPF and policies CS18 and MSGP39 of the Local Plan for Gateshead.
- 5.9 Provision of educational facility
Policy MSGP42 of the Local Plan for Gateshead provides support for the use of appropriate sites or premises in suitable and accessible locations for Jewish community needs, including the use of premises of teaching, subject to consideration of their impact on residential amenity and other local community needs. It is considered that the proposed developments accords, in principle, with policy MSGP42, subject to all other relevant material planning considerations being satisfied.
- 5.10 IMPACTS UPON VISUAL AMENITY
NPPF Paragraph 126 states that *“the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. NPPF Paragraph 130 requires development, amongst other things, to be visually attractive as a result of good architecture and layout, and be sympathetic to local character and history. This is supported by policies CS15 and MSGP24 of the Local Plan for Gateshead.
- 5.11 The proposed development has been designed as a contemporary addition to the site which reflects and compliments the design and materiality of the existing 1930s school building and responds positively to its character and appearance whilst remaining a subservient addition to the main school hall element of the original school by utilising the topography of the site together with the proposed design.
- 5.12 The proposed materials (red and dark grey brick, slate effect roof tiles, dark grey windows and dark grey single ply membrane) are considered appropriate in the context of the original school building and contemporary design of the extension. It is however considered necessary to condition the submission of final details of the proposed materials for approval by the Local Planning Authority, in order to ensure that these relate appropriately to the existing

school building and the surrounding area, in the interests of good design (CONDITIONS 7 and 8).

- 5.13 Subject to the above conditions Officers consider that the proposed development is acceptable in terms of design and impact upon the visual amenity of the site and surrounding area and would comply with the aims and objectives of the NPPF and policies CS15 and MSGP24 of the Local Plan for Gateshead.
- 5.14 **IMPACTS UPON RESIDENTIAL AMENITY**
The proposed development would be located to the northern side of the existing school building within the wider school site and would therefore be set a significant distance off all boundaries of the site.
- 5.15 The closest residential property to the north of the site (48 Bondene Avenue West) would be situated approximately 35m from the proposed development, with properties to the east and west located even further away from the proposed development, with those to the east separated by an area of public open space and playing field; the site boundaries are also formed of dense trees and vegetation which afford screening of the site. The properties to the south would be approximately 50m from the proposed development however would be shielded from this by the existing school building.
- 5.16 As such, in view of the distances involved, the presence of vegetation and the location of the proposed extension, and in the absence of any windows within the north elevation of the proposed extension and there being no habitable windows within the south elevation, Officers consider that the proposed development would not adversely impact upon the residential amenity of nearby residents in terms of a loss of privacy, overlooking, loss of outlook or overbearing impact, loss of light or overshadowing.
- 5.17 One letter of representation has been received which raises objections in respect of noise impacts and disturbance associated with the school. Within the context of the proposed scheme and given that the site is already a school which generates an established level of noise and activity, Officers consider that the proposed extension and additional pupil numbers proposed would not have a significantly greater impact upon neighbouring residents in terms of noise and distance than at present such as to warrant refusal of the application on these grounds.
- 5.18 The application refers to the submission of a Construction Management Plan however does not provide details or any working method statements required to ensure that the construction process will seek to minimise short term impacts upon the amenity of nearby residents. Given the proximity of the site to neighbouring properties conditions are therefore recommended to be imposed to require such details (CONDITIONS 3 and 4).
- 5.19 Subject to the conditions above the proposal would not have an adverse impact upon the amenity of residents and would therefore accord with the aims and

objectives of the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

5.20 HIGHWAY SAFETY AND PARKING

The school currently has a contract with Go North East to provide return bus services by which the application states all students travel to the school. This arrangement is likely to have little traffic impact upon the public highway during drop-off and pick-up times, certainly when compared to other schools of this size where private car drop-offs/collection typically form a significant percentage of the trips generated. A shuttle bus service also operates between Bensham and Felling for all school staff, with a very small number of staff travelling by private vehicle.

5.21 The proposed annexe would accommodate 8no. classrooms and associated staff and pupil facilities alongside space at second floor level containing staff areas and informal teaching/student support space. The supporting information indicates that the use of the classrooms would generally align with those previously approved (under application DC/17/00405/FUL), which were able to accommodate specialist art/ICT or Science Lab teaching.

5.22 The application states a suggested rise in pupil numbers of around 30-40, which is a modest increase on the current number of 246 pupils enrolled at the school. The application also states that there would be no rise in staff numbers. It is considered that the indicated rise in pupil numbers would have little impact upon the existing traffic situation.

5.23 In considering the proposed scheme regard must also be given to extant permission DC/19/00988/FUL which was granted 19 December 2019 for the erection of roof extensions to existing school building to provide additional teaching accommodation and therefore represents a material consideration in the assessment of this application.

5.24 The application states a small increase in pupil numbers of around 30-40 (therefore to a maximum of approximately 286, from 246 at present) and that permission DC/19/00988/FUL will not be carried out. Consideration must however be had for the eventuality that both the proposed extension and DC/19/00988/FUL are implemented simultaneously giving an increase of 16 new classrooms and ancillary areas, which would present capacity for a significantly greater increase in pupil numbers than 30-40, thereby potentially having a greater impact upon the highway network in terms of vehicular movements. Due consideration must also be given to the eventuality that the school as extended may operate differently as another school in respect of travel modes to school with increased private car movements. As such, Officers recommend that it would be reasonable to impose conditions requiring that, should the number of pupils enrolled at the school exceed 300, a revised Transport Statement should be submitted which details how the additional rise in capacity is to be addressed in terms of sustainable transport proposals or an uplift in bus services and the subsequent implementation of such measures (CONDITIONS 9 and 10).

- 5.25 The application is supported by a Travel Plan Statement which includes measures for the promotion of sustainable modes of transport and a reduction in private car usage. The submitted Travel Plan is considered to be acceptable and it is therefore recommended that a condition be imposed requiring its implementation, to incorporate a review period and the implementation of any changes subsequently made following this review (CONDITION 11).
- 5.26 The buses that service the school are in principle able to enter the site in a forward gear, turn, and exit in a forward gear, as shown on plans submitted to support the application. In order to maintain the ability to turn within the car parks on the site, taking into account the current absence of formal parking arrangements within the site for staff vehicular parking, it is considered appropriate that the car parking be formally marked out with 2.5m x 5m parking bays along with a turning area for buses. An acceptable layout has been shown on the submitted plans and therefore it is recommended that a condition be imposed requiring that the car park be marked out accordingly (CONDITION 12).
- 5.27 It is understood that there is currently no cycle storage provision on the site. The application provides details of cycle storage proposed to be installed on the site; this is considered to be acceptable and would therefore be secured by condition (CONDITION 13).
- 5.28 Subject to the inclusion of the above conditions it is considered that the proposal is acceptable in highway safety terms, in accordance with the NPPF and policies MSGP15 and CS13 of the Local Plan for Gateshead.
- 5.29 GROUND CONDITIONS
- 5.30 Land contamination
The application site has been assessed and inspected as part of the Council's Contaminated Land Strategy and is not situated on potentially contaminated land based on previous usage, having been occupied by agricultural land and subsequently playing fields.
- 5.31 The application is supported by Phase I and Phase II Ground Investigation Reports including details of Gas Monitoring undertaken at the site. The conclusions of the reports are considered to be acceptable and Officers consider that no site remediation is required in respect of the proposed development. Conditions are however recommended to be imposed which would apply in the event that previously undiscovered contamination is found during the proposed works (CONDITIONS 15-17)
- 5.32 Subject to the imposition of the above conditions the development would comply with the NPPF and policies CS14 and MSGP20 of the Local Plan for Gateshead.
- 5.33 Coal mining legacy
The proposed building is located on part of the site which is located within a Coal Authority Development High Risk Area; as such there are coal mining

features and hazards which need to be considered in relation to the determination of the application.

- 5.34 The Coal Authority has been consulted and has reviewed the Phase I and Phase II Investigation Reports submitted to accompany the application which indicate that no coal seams were encountered nor were any voids or broken ground recorded during investigative works undertaken at the site. The Coal Authority is therefore satisfied with the findings of the submitted Phase II Report and considers these to be sufficient to meet the requirements of the NPPF in demonstrating that the application site is safe and stable for the proposed development; as such, no objections are raised.
- 5.35 It is therefore considered that the proposed development would comply with the NPPF and Local Plan policies CS14 and MSGP20.
- 5.36 **FLOOD RISK AND DRAINAGE**
The application site is situated within Flood Zone 1 and has a site area of less than 1 hectare, therefore there is no requirement for a Flood Risk Assessment to be submitted in this instance.
- 5.37 The proposed development would result in the introduction of a building onto what is currently a grassed area and represents major development as the proposed floor area exceeds 1000sqm; as such, there is a requirement for details of drainage measures for the proposed development to be submitted in line with NPPF Paragraph 169, which states that *“major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate”*.
- 5.38 No drainage information has been submitted to accompany the application and the submitted form states that surface water would be disposed of via mains sewer. It is therefore recommended that conditions be imposed requiring the submission of a sustainable drainage scheme for the proposed development (CONDITIONS 5 and 6). Subject to the imposition of the above conditions the proposal is considered to accord with the NPPF and Local Plan policies CS17 and MSGP29.
- 5.39 **COMMUNITY INFRASTRUCTURE LEVY (CIL)**
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 not CIL chargeable development.

6.0 CONCLUSION

- 6.1 Taking all the relevant issues into account including the representation received it is recommended that planning permission be granted subject to conditions as the proposed development is considered to be acceptable in principle and 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 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 -

Location Plan (Drawing No. 19011/L01)
Ground Floor, New Teaching Block (Drawing No. 19011 P01)
First Floor, New Teaching Block (Drawing No. 19011 P02)
Upper Floor, New Teaching Block (Drawing No. 19011 P03)
Section A.A (Drawing No. 19011 P10)
Site Sections (Drawing No. 19011 P20)
Roof Plan (Drawing No. 19011 P30)
Proposed Elevations (Drawing No. 19011 P50)
Site Plan (Drawing No. 19011 P100)

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

Prior to the commencement of the development hereby approved, a construction management plan including the hours of operation, location and layout of any compound area(s), a scheme for the control of noise and dust and vehicle access locations shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order to protect the amenities of local residents and the wider environment during construction in accordance with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

Reason for pre-commencement

The construction control plan must be submitted and approved in writing before the development commences in order to ensure that an appropriate scheme can be implemented prior to works starting on site which may have a detrimental impact upon the amenity of local residents.

4

The construction management plan approved under condition 3 shall be implemented and complied with in full during all stages of construction, until completion of the development hereby approved.

Reason

In order to protect the amenities of local residents and the wider environment during construction in accordance with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

5

Prior to the commencement of the development hereby permitted a detailed drainage strategy for the disposal of surface water from the development shall be submitted to and approved in writing by the Local Planning Authority.

The drainage strategy shall follow the hierarchy of surface water drainage options in National Planning Practice Guidance and be designed in accordance with the SuDS Manual (CIRIA C753) and the North East Lead Local Flood Authorities Local Standards and shall include a management and maintenance plan for the drainage system where necessary.

Reason

To ensure there is adequate infrastructure to prevent the increased risk of flooding from any sources in accordance with the NPPF and policies CS17 and MSGP29 of the Local Plan for Gateshead.

Reason for pre-commencement

To ensure that it has been demonstrated that the drainage scheme will prevent the increased risk of flooding prior to construction of the development and to ensure that the site layout can accommodate the proposed drainage measures prior to the commencement of the construction of the development.

6

The drainage strategy approved under condition 5 shall be implemented prior to first use of the development hereby approved and shall be retained/maintained in accordance with the approved details for the lifetime of the development.

Reason

To ensure there is adequate infrastructure to prevent the increased risk of flooding from any sources in accordance with the NPPF and policies CS17 and MSGP29 of the Local Plan for Gateshead.

7

Notwithstanding the details shown on the submitted drawings no external materials shall be used in the construction of the development hereby permitted

until samples of the materials to be used have been made available for inspection on site and are subsequently approved in writing by the Local Planning Authority.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with the NPPF and policies CS15, MSGP17 and MSGP25 of the Local Plan for Gateshead.

8

The development shall be completed using the materials approved under condition 7.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with the NPPF and policies CS15, MSGP17 and MSGP25 of the Local Plan for Gateshead.

9

Should the number of pupils enrolled at the school exceed 300, an updated Transport Statement shall be submitted to and approved in writing by the Local Planning Authority.

The Transport Statement shall include proposals for sustainable travel which take into account the increased pupil numbers and measures to encourage sustainable travel.

A list of the number of pupils in attendance at the school shall be kept and shall be made available for inspection by the Local Planning Authority on request.

Reason

In the interests of highway safety and sustainable travel, in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

10

The measures approved under condition 9 shall be implemented in full prior to any increase in the number of pupils enrolled at the school which exceeds 300.

Reason

In the interests of highway safety and sustainable travel, in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

11

The 'Travel Plan Statement – Ateres Girls High School V2 dated 25 November 2021' hereby approved shall be implemented in full upon occupation of the development hereby approved.

Evidence of the implementation of the submitted 'Travel Plan Statement – Ateres Girls High School V2 dated 25 November 2021' over a minimum period of 12 months shall be submitted to and approved in writing by the Local Planning Authority prior to formally discharging the condition.

At all times thereafter, the Travel Plan shall be implemented in accordance with the approved details or any changes made under the review process.

Reason

In order to promote sustainable travel in accordance with the NPPF and policies MSGP14 and CS13 of the Local Plan for Gateshead.

12

Prior to first occupation of the development hereby approved the car parking and bus turning areas shown on the plan at Appendix 2 'Development Proposals' to the 'Transport Statement – Ateres Girls High School V2 dated 25 November 2021' shall be marked out in complete accordance with the layout shown on the approved plan and shall be maintained as such for the lifetime of the development.

Reason

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

13

The cycle parking provision shown on 'Site Plan (Drawing No. 19011 P100)' shall be implemented in full prior to first occupation of the development hereby approved and shall be retained as such for the lifetime of the development.

For the avoidance of doubt the approved cycle parking provision comprises a 'Cambridge' cycle shelter by Broxap to accommodate 24no. cycles including 12no. Sheffield hoops, or a direct equivalent of the same size.

Reason

To ensure adequate provision for cyclists in accordance with the NPPF, policies CS13 and MSGP15 of the Local Plan for Gateshead and the Council's Cycling Strategy.

14

Any undesirable material observed during excavation of the existing ground shall be screened and removed. If any areas of odorous, abnormally coloured or suspected contaminated ground are encountered during development works, then operations shall cease and the exposed material shall be chemically tested.

The works shall not continue until a Risk Assessment and, if required, remediation and monitoring measures have been and submitted to and approved in writing by the Local Planning Authority.

Reason

In order to ensure the land is suitable for its sensitive end use 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 CS14 and MSGP20 of the Local Plan for Gateshead.

15

The remediation and monitoring measures approved under condition 14 shall be implemented in accordance with the approved details prior to any further works (other than those required for remediation) being undertaken and maintained for the life of the development.

The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Reason

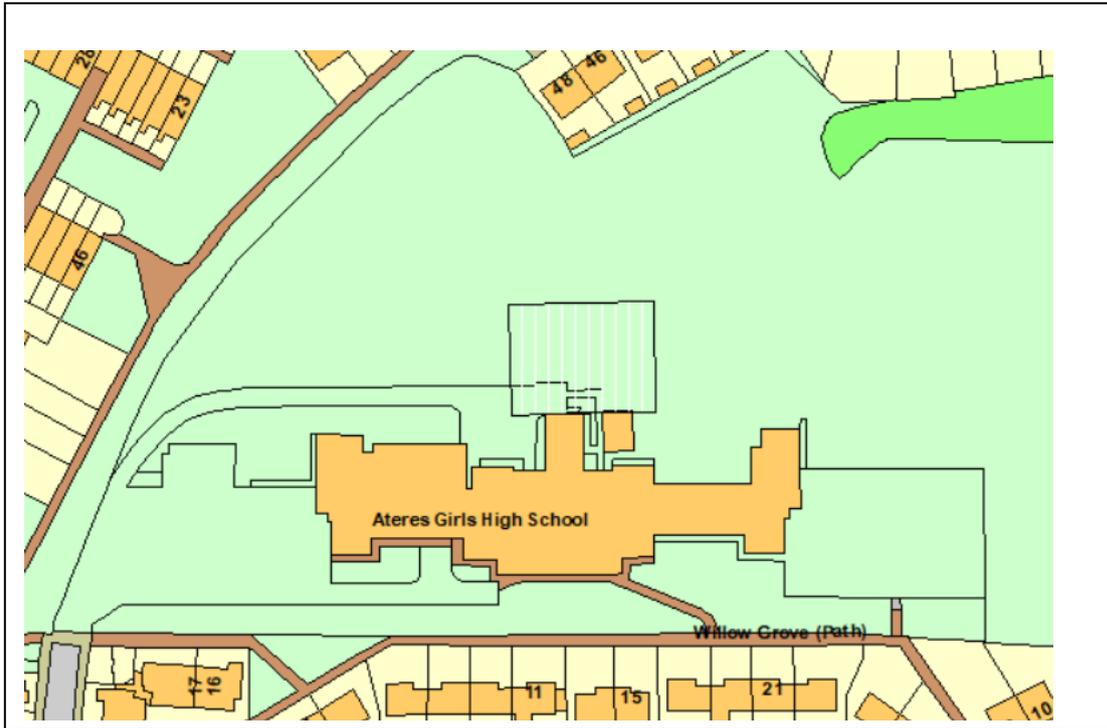
In order to ensure the land is suitable for its sensitive end use and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the NPPF and policies CS14 and MSGP20 of the Local Plan for Gateshead.

16

Where remediation is required, following completion of the remediation and monitoring measures approved under condition 14, the development hereby approved shall not be first occupied until a verification report that demonstrates the effectiveness of the remediation carried out has been submitted to and approved in writing by the Local Planning Authority.

Reason

In order to ensure the land is suitable for its sensitive end use 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 CS14 and MSGP20 of the Local Plan for Gateshead.



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