

Committee Report

Application No:	DC/21/01436/FUL
Case Officer	Andrew C Softley
Date Application Valid	15 December 2021
Applicant	C/O Agent
Site:	Site Bounded By Mill Road, Hawks Road And South Shore Road Gateshead
Ward:	Bridges
Proposal:	Variation of conditions 1 (approved plans); 43 (hotel materials); 44 (artwork opportunities); 48 (external lighting); 52 (wind mitigation); 56 (off site biodiversity); 65 (noise mitigation); and 67 (waiting restrictions) of planning permission DC/20/00323/FUL for erection of indoor events arena (use class D2), conference and exhibition centre including meeting rooms and associated facilities (use classes D1 and D2), dual branded hotel with roof top bar (use class C1), provision of retail and leisure floorspace (use classes A1, A3 and A4) and outside performance square with landscaping, public realm and infrastructure works as well as associated engineering operations, security measures and signalised crossing (additional information and amended plans received 15/09/20 and amended 12/10/20).
Recommendation:	GRANT
Application Type	Full Application

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

The application site covers an area of approximately 5.3 hectares and is located immediately to the south of the River Tyne and HMS Calliope (a Royal Navy training base), with the north-eastern part of the site providing the landing point of the Millennium Bridge. South Shore Road runs through the northern part of the site, separating the southern and larger part of the site from the river bank and the Millennium Bridge. The site is bound to the west by the Grade II listed 'Coal Drops', the Sage Gateshead concert venue and associated car park, to the southwest by the railway line, to the south by Hawks Road and Gateshead College directly beyond this, and to the east is the Baltic-Quays residential apartments.

1.2 From north to south, the site largely comprises the southern bank landing point of the Gateshead Millennium Bridge, which is made up of a large paved area on the Quays (Baltic Square) with steps up to South Shore Road.

Beyond the road, at grade, is surface car parking, and then a higher level of surface parking, that together make up the South Shore Road Car Park. South of this, and at a higher plateau level (prior to the enabling works commencing) is the larger Mill Road Car Park, that is surrounded to the west and south by green open space. Beyond that, the southernmost part of the site comprises vacant former industrial land, which is fenced off from entry. There is a 23m increase in site grades from the north to the south of the site, which results in a series of plateaus.

- 1.3 Construction of the current site plateaus and car parks took place in the 1990s following site clearance and extensive earthworks. The former industrial land that makes up the southern part of the application site was cleared of buildings in 2013/2014.
- 1.4 The application site is considered a 'Key Site' under policy QB2 (Gateshead Quays Key Site) of the Core Strategy and Urban Core Plan (CSUCP) and has been allocated for mixed-use development comprising: Office (B1); Leisure and Conferencing Facilities (D1, D2); Hotel (C1); and Residential (C3) with ancillary Retail (A1, A2, A3, A4) uses where development is to provide a "cultural and commercial focus".
- 1.5 The application site also lies within the Gateshead Newcastle Urban Core and is therefore subject to policy CS1 (Spatial Strategy for Sustainable Growth) of the CSUCP which prioritises the Urban Core as the location for major leisure, culture and tourism development.
- 1.6 The application site is additionally subject to policy CS2 (Spatial Strategy for the Urban Core), which requires development to maintain and enhance its vibrancy by supporting developments which enhance and diversify culture, leisure and tourism facilities.
- 1.7 The application site is subject to The Gateshead Quays Development Framework (GQDF), which requires development of Plot QB2-A to complete the river frontage, address Hawks Road and Mill Road and have a positive relationship with the Coal Drops. The Framework also confirms that the size and location of the two parcels of land within Plot QB2-A provides an opportunity to deliver larger footprint uses, such as leisure and cultural landmarks, to be supplemented and supported by retail and commercial uses.
- 1.8 **DESCRIPTION OF THE APPLICATION**
This application proposes the variation of conditions 1 (approved plans); 43 (hotel materials); 44 (artwork opportunities); 48 (external lighting); 52 (wind mitigation); 56 (off site biodiversity); 65 (noise mitigation); and 67 (waiting restrictions) of planning permission DC/20/00323/FUL, which is for the erection of an indoor events arena (use class D2), conference and exhibition centre including meeting rooms and associated facilities (use classes D1 and D2), dual branded hotel with roof top bar (use class C1), provision of retail and leisure floorspace (use classes A1, A3 and A4) and outside performance square with landscaping, public realm and infrastructure works as well as associated engineering operations, security measures and signalised crossing

(additional information and amended plans received 15/09/20 and amended 12/10/20).

1.9 Following the coming into force of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, the above uses now fall under Use Class E (formerly A1, A3 and D1) and Sui Generis (formerly A4 and D2). There has been no amendment to Use Class C1. The Use Classes set out in the original description of development are proposed to be amended as part of this application.

1.10 This "Section 73" application proposes to bring forward minor material amendments to planning permission reference DC/20/00323/FUL, which was granted 4th December 2020. The scope of amendments sought through this application are as follows:

1.11 ARENA

- Operators office relocated from stand alone building to be housed within Arena massing.
- Tyneside VIP entrance pushed out and reduced.
- Podium reduced with retaining wall moved in so Corten now comes down to pavement along Hawks road.
- Smoking terrace relocated.
- Glazing reduced opposite Galleria.
- Green roofs omitted.
- Change of some brick areas to precast.

1.12 CoEx

- Relocation of subterranean meeting rooms previously located under Performance Square into the Galleria.
- Smaller Conference Facilities relocated to CX01.
- Plant areas relocated to CX05 CoEx and top of Galleria.
- Reduction in Exhibition Hall 1, 45m wide to 36m wide.
- Changes to west elevation of the Galleria.
- Green roof to exhibition halls changed to ballast, PVs added.
- Riverfront Corten balustrade changed to PPC.
- Galleria Roof changed from metal shingles to metal standing seam roof.
- Concrete wall cladding to exhibition halls changed to composite panel cladding.

1.13 HOTEL

- The Hotel building massing has been revised to help reduce the overall impact of the development within its context. The southern end of the building has been extended and raised to allow for 2 floors to be removed from the northern element of the hotel, positioning it lower than the previous application along the river frontage.

- The terracotta panels across the facade at the upper levels have been replaced with an aluminium alternative. Whilst the materiality of the facade has changed the colours and finish is seeking to retain the original design concept.
- Brickwork has been introduced at the lower levels to help integrate the building at the pedestrian level and to tie into the landscape and strata of the CoEx and Arena.
- As a result of the revised massing the external plant has been rationalised to be located primarily on the roof at Level 03 and Level 11.
- Internal design efficiency allows for removal of the basement, the repositioning of the fire escape (previously located south of the northern core), and the removal of the service stair.
- Internal Skybar removed and replaced with external glazed sky terrace.

1.14 SOUTH SHORE ROAD

- Reduction in street trees to meet the constraints of retained utilities and enable safe queuing areas for the venue and external steps.
- Adjustments to street furniture and bus shelter locations to address crowd movement requirement and reflect the updated security strategy.
- Amendments to the location of highway build outs to ease crowd movement and enable street planting.
- Adjustments to surface materials and distribution to meet amended architectural layouts.
- Partial retention/relocation of the HMS Calliope parking bays within the secure line.
- Increased lay-by length and geometry to enable adequate servicing provision.

1.15 PERFORMANCE SQUARE

- Removal of below ground accommodation has enabled the creation of a more gently terraced Performance Square which has enabled increased seating provision, greater pedestrian permeability, improved visual and physical connection to the CoEx and Sage and ultimately enhanced flexibility of use.
- Feature paving has been used to provide focus to the performance areas.
- Event day queuing lanes are incorporated within the public realm out of main pedestrian flow routes.
- Adjustment to the alignment of the feature steps from South Shore Road to Lower Performance Square to create a new entry point to the CoEx at level +18.00 and to facilitate the partial retention of the existing bank.

1.16 COAL DROPS

- Adjustment of surface materials and distribution to accommodate changes to the Arena footprint.

- Removal of podium steps and the introduction of a raised planter to take up level changes, control pedestrian movement and accommodate wind baffles.
- Minor adjustments to the planter layout to reflect levels adjustments.
- Inclusion of the Transforming Cities Fund bid design to Hawks Road: substantial widening of the footway and the adjustment to the pedestrian crossing.

1.17 ARRIVAL PLAZA

- Re-design of the arrival plaza, responding to architectural changes, has resulted in a much larger and dynamic arrival space.
- Adjustment to podium steps to address main pedestrian flows
- Formalised approach to the admin building and inclusion of delivery bay.
- Inclusion of the Transforming Cities Fund bid design to Hawks Road: substantial widening of the footway and the adjustment to the pedestrian crossing.
- Removal of green roof areas.

1.18 HOTEL CHARE

- Removal of Co-Ex emergency access steps resulting in increased areas of planting.
- Rationalised design of the main hotel access steps to meet adjusted levels and buildability.
- Extents of public realm amended to reflect architectural changes and access arrangements.

1.19 ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

The Council considers that this proposed mixed use development falls within Part 10 of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, of which Part 10(b) relates to urban development projects, including on sites of more than 1 hectare. For such developments, EIA is required where significant environmental effects are likely, which is considered to be the case here. As such the original application (DC/20/00323/FUL) was considered to be EIA development and was submitted with an Environmental Statement (ES). This new application is considered to represent a "subsequent application" under the EIA Regulations 2017 and as such is submitted with a Supplementary ES.

1.20 The Supplementary ES includes chapters relating to:

- Townscape and Views
- Transport and Accessibility
- Air Quality
- Noise and Vibration
- Socio-Economics
- Built Heritage
- Archaeology

- Water Resources and Flood Risk
- Ground Conditions, Soils and Contamination
- Ecology and Nature Conservation
- Wind Environment
- Daylight, Sunlight and Overshadowing
- Climate Change and Resilience
- Health and Wellbeing
- Waste and Recycling
- Cumulative Impact Assessment

1.21 Gateshead Council is the majority landowner for this development . As required by regulation 64 of the 2017 EIA Regulations, the Council has appropriate administrative arrangements in place to ensure that there is a functional separation, between the persons bringing forward this proposal for development (the applicant) and the persons responsible for determining this proposal i.e. the Local Planning Authority.

1.22 RELEVANT PLANNING HISTORY

20/00323/DOC1: Discharge of conditions application approved for conditions 3 (Construction Management Plan -- amended 09/03/21 (including CEMP), 5 (Archaeological Field Work), 8 (Land Contamination Assessment), and 59 (Construction Training Plan) of planning approval DC/20/00323/FUL (amended 19/08/21 and 06/12/2021). The application was approved on 7th December 2021.

DC/21/01242/NMA: Non-Material Amendment of planning application DC/20/00323/FUL to allow the amendment of the wording of Condition 14 (Drainage construction method statement). The application was approved on 11th November 2021.

20/00323/DOC2: Discharge of conditions application approved for conditions 11 (Coal Mining Legacy) and 12 (Remediation Scheme) of planning approval DC/20/00323/FUL. The application was approved on 9th July 2021.

DC/20/00323/FUL: Planning permission granted for the erection of an indoor events arena (use class D2), conference and exhibition centre including meeting rooms and associated facilities (use classes D1 and D2), dual branded hotel with roof top bar (use class C1), provision of retail and leisure floorspace (use classes A1, A3 and A4) and outside performance square with landscaping, public realm and infrastructure works as well as associated engineering operations, security measures and signalised crossing (additional information and amended plans received 15/09/20 and amended 12/10/20). The application was heard by Planning and Development Committee on 11th November 2020 and was recommended for approval following consultation with the National Planning Casework Unit. The application was ultimately approved on 4th December 2020 following conclusion of consultation with the National Planning Casework Unit.

DC/20/00698/FUL: Planning permission granted for erection of a new ten-storey multi-storey car park, electricity substation and vehicular access

including landscaping and other associated works (amended 09/10/20). The application was approved by Planning and Development Committee on 28th October 2020.

DC/20/00694/FUL: Planning permission granted for proposed link road, cycleway and footpaths connecting Hawks Road and Albany Road including provision of signalised junctions, landscaping and drainage. The application was approved by Planning and Development Committee on 7th October 2020.

DC/13/00854/DEM: Prior approval approve for demolition of all industrial units on the site (Hawks Road Industrial Estate).

DC/04/01841/GBC: Planning permission granted for temporary change of use of land to two car parks, permanent construction of a public square and associated vehicular and pedestrian accesses, paths and steps and land east of the Sage Gateshead.

997/02: Hybrid planning permission granted, with detailed permission for stage 1, for a leisure devt. (A3/D2) including temp. car parking/hoardings, landscaping & Maidens Walk access & outline appn. for future mixed use devt. including leisure uses (A3/D2), local convenience store (A1 up to 600sqm gross), hotel (C1), residential (C3) & multi-storey car park.

581/00: Reserved matters approved for erection of a leisure complex comprising leisure units/cinema (use class D2), restaurant/bar units (use class A3) and hotel (use class C1) with associated multi-storey car park, access and landscaping.

580/00: Planning permission granted for development of land to provide 237 residential apartments, car parking, access and hard & soft landscaping (amended 6/11/00 and 5/12/00).

1334/98: Planning permission granted for development of 4.3 acres of land for leisure (D2), food and drink (A3) and hotel (C1) uses with associated car parking facilities.

762/98: Planning permission granted for reclamation of derelict industrial site including erection of retaining wall fronting South Shore Road, erection of 1.9m high security fence along northern and eastern boundaries of site and provision of facilities for crushing of excavated materials on site.

1155/97: Planning permission granted for erection of a regional music centre (use class D2) including concert halls, music school and children's centre with associated roads and paths, car parking facilities and open space (revised application).

2.0 Consultation Responses:

Tyne And Wear Archaeology Officer	No comments or objections.
Coal Authority	No objections.
National Highways	No objections.
Historic England	No objections.
Marine Management Organisation	Any works within the marine area require a licence from the Marine Management Organisation and it is down to the applicant themselves to take the necessary steps to ascertain whether their works will fall below the Mean High Water Springs mark.
Natural England	No comments.
CE Electric UK	No objections.
Northern Gas Networks	No objections.
Northumbria Water	No comments.
Port Of Tyne	Any work planned for the river/quay wall as part of the design and construction requires a River Works Licence.

3.0 Representations:

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

3.2 4 letters of objection to the application have been received from neighbouring occupiers, residents and interested parties and a summary of the key concerns raised is as follows:

- The loss of sunlight to neighbouring occupiers.
- The size and length of the hotel building have increased, which will have a negative impact upon the Tyne Gorge Study.
- Windows on the hotel would result in a loss of privacy to residents in Baltic Quay flats.
- Open air platform would allow overlooking into neighbouring bedrooms.
- Daylight/Sunlight Assessment has not followed current BRE guidance and not considered all the relevant windows within Baltic Quay Flats.
- The communal garden and courtyard serving Baltic Quay Flats will be harmed.

- Access to the communal garden and courtyard for emergency appliances could be lost.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

QB1 Quays and Baltic Sub-Area

QB2 Gateshead Quays Key site

QB3 Quays and Baltic Dev Opportunity Sites

UC11 Gateways and Arrival Points

UC12 Urban Design

UC13 Respecting and Managing Views

UC14 Heritage

UC15 Urban Green Infrastructure

UC16 Public Realm

UC17 Public Art

CS2 Spatial Strategy for Urban Core

CS8 Leisure, Culture and Tourism

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS16 Climate Change

CS17 Flood Risk and Waste Management

CS18 Green Infrastructure/Natural Environment

MSGP15 Transport Aspects of Design of Dev

MSGP17 Residential Amenity

MSGP18 Noise

MSGP19 Air Quality

MSGP20 Land Contamination/Stability

MSGP24 Design Quality

MSGP25 Conservation/Enhancement Heritage Assets

MSGP27 Archaeology

MSGP28 Renewable and Low Carbon Energy

MSGP29 Flood Risk Management

MSGP30 Water Quality/River Environments

MSGP36 Woodland, Trees and Hedgerows

MSGP37 Biodiversity and Geodiversity

IPA4 Tyne Gorge Study

GPGSPD Gateshead Placemaking Guide SPD

5.0 Assessment of the Proposal:

5.1 ASSESSMENT

The main issues to be considered as part of this application are whether the variation of conditions 1, 43, 44, 48, 52, 56, 65 and 67 of planning permission DC/20/00323/FUL is acceptable in planning terms.

5.2 Condition 1 - Approved Plans

The proposed alterations to the appearance and materiality of the development have been considered in detail and are deemed to maintain a high quality development that is in accordance with national and local planning policies. The changes are therefore considered acceptable by officers, subject to reapplying the conditions that were attached to the current planning permission.

5.3

The landscaping scheme has been revisited across the site and further opportunities have been identified as a result of moving the meeting rooms previously proposed beneath Performance Square to within the arena building. This places less constraints onto Performance Square, resulting in it increasing in size and functionality and the opportunity to introduce further landscaping into this part of the site. The relationship between the site and the Coal Drops remains important and therefore agreeing a final landscaping scheme remains crucial and is addressed by conditions.

- 5.4 The changes to the scale and mass of the hotel building result in an improvement from a townscape perspective, as its height and prominence in respect of the Tyne Gorge is reduced. The modest increase in the height of the southern element of the hotel building and the modest increase in its depth in a southerly direction does result in a modest increase in the level of daylight and sunlight impact upon the adjacent Baltic Quay Flats. However, the additional impacts are not considered to significantly alter the overall impact beyond that considered acceptable previously, which combined with townscape benefits from the proposed changes and the extensive explanation set out in the previous application, on balance the proposed changes remain acceptable.
- 5.5 With regard to the proposed change from an enclosed 'skybar' to an open top terrace, it is considered that the design and layout has been arranged to prevent any overlooking potential towards the neighbouring Baltic Quay Flats. Furthermore, the location, limited weather dependent use, and existing background noise should prevent any noise associated with use of the terrace from being a significant issue.
- 5.6 Replacement of the green roofs with brown roofs (ballast) and the introduction of the solar pv panels to the roof of the CoEx is considered to be acceptable from a visual perspective. From an ecological perspective, the loss of the green roofs impacts upon the biodiversity offsetting that can be achieved on-site. However, condition 56 (see below) deals specifically with this issue and can be revised to provide added offsetting off-site.
- 5.7 From a transport perspective, changes to the method of construction of the arena would result in additional structural columns being required, some of which impact upon the proposed service yard. Tracking plots have been provided and officers are satisfied that adequate space would still be provided to allow safe manoeuvrability and maintain highway safety as a result.
- 5.8 Furthermore, additional Stopping Up Orders are required to address the changes to Maidens Walk, the proposed slight relocation (moved 10m west) of the parking spaces that belong to HMS Calliope, and two further areas on Hawks Road and South Shore Road have been identified. Subject to agreeing suitable alternative provision, which can be addressed by condition, the proposals are considered acceptable in planning terms.
- 5.9 The other transport related issues raised previously remain outstanding and thus all conditions should be reviewed and reattached/amended where appropriate.
- 5.10 Condition 43 - Implement hotel cladding material

Condition 43 of the approved scheme specifies the use of a glazed blue/green terracotta effect tile for the northern element of the hotel. This new application looks to replace the terracotta effect tile with an aluminium alternative that achieves a similar colour and finish. This is considered to be acceptable and hence it is considered appropriate to amend the condition accordingly.

5.11 Condition 44 - Public art scheme approval

The Public Art Opportunities document prepared by "Planit-IE" that forms part of the approved scheme has been updated/ revised to reflect the various design, landscaping and facade changes put forward as part of this application, whilst still seeking to provide a similar level of public art provision. The condition wording therefore needs to be revised to reflect the updated document.

5.12 Condition 48 - External lighting strategy approval

The light strategy plan prepared by "Planit-IE" that forms part of the approved scheme will be revised to reflect design, landscaping and facade changes put forward as part of this application, with final details to be agreed. The condition wording therefore needs to be revised to remove reference to the superseded plan.

5.13 Condition 52 - Implement wind mitigation measures

The wind mitigation strategy that forms part of the approved scheme has been revised slightly to reflect the various design, landscaping and facade changes put forward as part of this application. The changes are considered to be acceptable and do not alter the findings of the original ES and associated wind modelling. The condition wording therefore needs to be revised to reflect the updated documents.

5.14 Condition 56 - Biodiversity scheme approval

Removal of the green roofs that forms part of the approved scheme means that the extent of off-site ecological mitigation needs to increase in order to still achieve a similar level of measurable net gain. The wording of the condition shall therefore be amended accordingly.

5.15 Condition 65 - Noise mitigation signage approval

The condition wording needs updating to make reference to the Supplementary ES.

5.16 Condition 67 - Waiting restrictions review approval

Notwithstanding the submission of the Supplementary ES, the condition remains valid and necessary, save for updating the policy wording to reflect the adoption of the Making Spaces for Growing Places document, which forms part 2 of the Local Plan for Gateshead.

5.17 Of the other conditions attached to the previous permission (DC/20/00323/FUL), conditions 3 (Construction Management Plan -- amended 09/03/21 (including CEMP), 5 (Archaeological Field Work), 8 (Land Contamination Assessment), 11 (Coal Mining Legacy), 12 (Coal Remediation Scheme) and 59 (Construction Training Plan) have been submitted and

approved and hence can be removed, with their associated implementation conditions (conditions 4, 6, 9, 13 and 60) amended to take account of the approved details.

- 5.18 All other conditions attached to the previous permission remain valid and therefore should be reattached. Furthermore, Making Spaces for Growing Places, which forms part 2 of the Local Plan for Gateshead, and replaces the saved policies from the Unitary Development Plan has been adopted since the previous approval was granted. Therefore, all conditions should be updated to reflect the latest Local Plan policies where relevant.

6.0 CONCLUSION

- 6.1 The Environmental Information contained with the Supplementary ES submitted with this application has been examined in association with the approved ES and the significant effects of the proposed development on the environment taken into consideration by the Council in coming to its decision.
- 6.2 The Council is satisfied that the reasoned conclusion to grant planning permission subject to conditions is up to date and addressed the significant effects of the proposed development on the environment that are likely to arise as a result of the proposed development.
- 6.3 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, overall the development accords with the relevant development policies and should therefore be granted unless material considerations indicate otherwise. Here the material considerations also indicate that permission should be granted and so it is recommended that permission is granted subject to appropriate conditions.
- 6.4 Therefore taking into account all the relevant material planning considerations, including the environmental information contained with the Supplementary ES and approved ES and the comments made by consultees and third parties, it is considered that the proposal is acceptable and accords with the aims and objectives of Regulation 26 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and both national and local planning policies.
- 6.5 It is therefore recommended that this variation of condition application should be granted planning permission subject to the recommended planning conditions.

7.0 Recommendation:

That permission be GRANTED subject to the following conditions and that the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, vary and amend the planning conditions as necessary

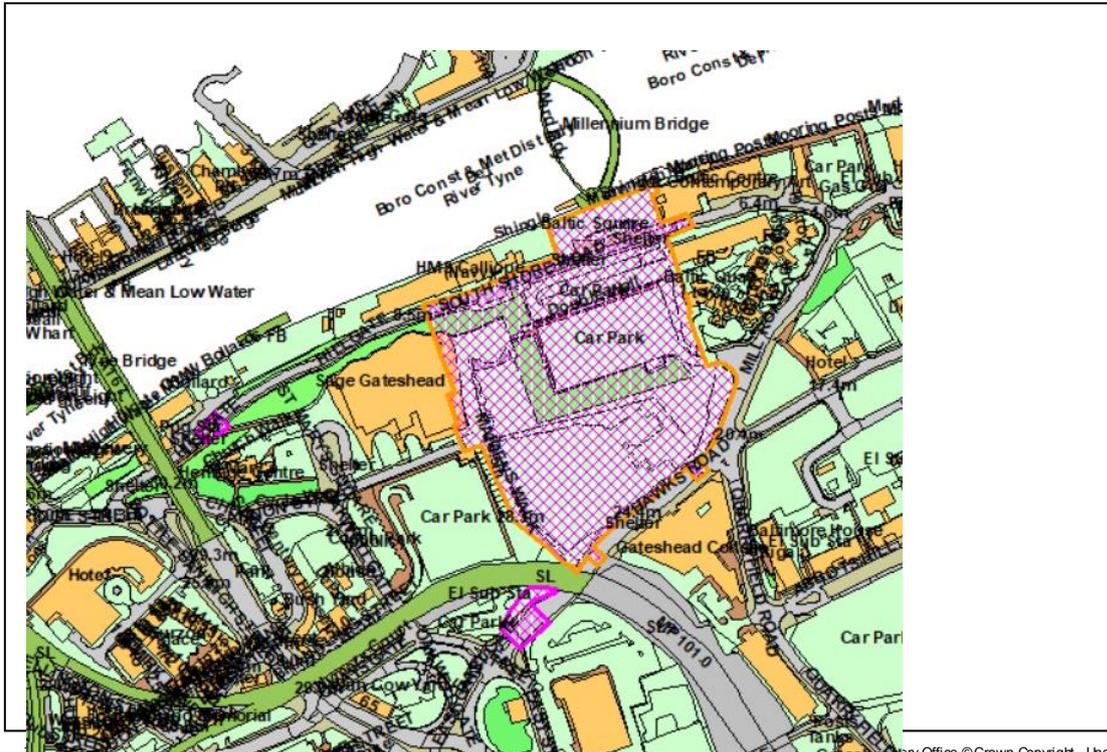
Condition 1 – In accordance with plans.

Condition 2 – Implement Construction Environment Management Plan

- Condition 3 – Final report of the results of the archaeological fieldwork
- Condition 4 – Implement contamination remediation strategy
- Condition 5 – Contamination not previously identified
- Condition 6 – Implement coal mining legacy remediation scheme
- Condition 7 – Drainage construction method statement
- Condition 8 – Implement drainage construction method statement
- Condition 9 – SuDS and drainage maintenance plan
- Condition 10 – Implement SuDS and drainage maintenance plan
- Condition 11 – Details of traffic management measures
- Condition 12 – Implement traffic management measures
- Condition 13 – Coach Parking strategy
- Condition 14 – Implement Coach Parking Strategy.
- Condition 15 – Taxi infrastructure provision
- Condition 16 – Implement taxi infrastructure provision
- Condition 17 – Preferred taxi supplier arrangement
- Condition 18– Implement preferred taxi supplier arrangement
- Condition 19 – Pedestrian improvement measures
- Condition 20 – Implement pedestrian improvement measures
- Condition 21 – internal lifts maintained 24 hours
- Condition 22 – the external handrails
- Condition 23 – Implement the external handrails
- Condition 24 – Strategy to manage access to Maidens Walk
- Condition 25 – Implement strategy to manage access to Maidens Walk
- Condition 26 – Cycle Parking and facilities

- Condition 27 – Implement Cycle Parking and facilities
- Condition 28 – Public transport strategy
- Condition 29 – Implement public transport strategy
- Condition 30 – Improvements to bus stops
- Condition 31 – Implement improvements to bus stops
- Condition 32 – Servicing management plan
- Condition 33 – Implement service management plan
- Condition 34 – Travel Plan
- Condition 35 – Implement Travel Plan
- Condition 36 –Materials hotel
- Condition 37 – Public Art
- Condition 38– Implement Public Art
- Condition 39 –Materials
- Condition 40 – Implement Materials
- Condition 41 – External lighting strategy,
- Condition 42– Implement external lighting strategy,
- Condition 43 – Details of external plant, machinery or equipment
- Condition 44 – Implement details of external plant, machinery or equipment
- Condition 45 – Implement wind mitigation details
- Condition 46 – Landscaping
- Condition 47– Implement Landscaping
- Condition 48 –Maintain Landscaping for 5 years.
- Condition 49 – Scheme to secure the off-site biodiversity net gains
- Condition 50 – Implement scheme to secure the off-site biodiversity net gains
- Condition 51– No vegetation clearance works shall be undertaken during the bird breeding season

- Condition 52 – Implement employment and Training Plan - construction
- Condition 53 – Employment and Training Plan – operation
- Condition 54 – Implement employment and Training Plan – operation
- Condition 55 – Details of COEX/Hotel servicing plan
- Condition 56 – Implementation of COEX/Hotel servicing plan
- Condition 57 – Noise mitigation signage approval
- Condition 58 – Implement noise mitigation signage
- Condition 59 – Waiting restrictions review approval
- Condition 60 – Implement waiting restrictions review
- Condition 61 – HVM measures approval
- Condition 62 – Implement HVM measures
- Condition 63 – MSCP and Link Road operational first
- Condition 64 – Acc' with Coal Drops mitigation measures



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