

Date of Committee: 22 March 2023	
Application Number and Address: DC/2100783/FUL 46 Causeway Carr Hill Gateshead NE8 6QY	Applicant: Mr George Jenkins
Proposal: Change of use from public house to 9no. self-contained flats with addition of two storey side extension, dormer windows to north, east and west elevations and alterations to fenestration (amended plans received 29.09.2021, parking survey received 14.12.2021, bat survey received 28.07.2022, bat roost assessment received 06.09.2022, amended plans and CMRA received 17.11.2022 and 13.01.2023 amended red line plan and ownership certificate received 09.02.2023 and 10.02.2023, amended siteplan received 13.03.2023).	
Declarations of Interest:	
Name	Nature of Interest
None	
List of speakers and details of any additional information submitted:	
Verbal update given at meeting to recommend a further condition of appropriate highway waiting restrictions on site	
Any additional comments on application/decision:	
<p>During the debate Cllr Marie Hall moved that there should be an additional condition imposed for a construction management plan, that would include traffic management and parking arrangements for vehicles during the construction phase.</p> <p>Members voted to grant permission subject to the additional conditions in relation to highway waiting restrictions and a construction management plan.</p> <p>That permission be GRANTED subject to the following condition(s) and that the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, vary and amend the planning conditions as necessary:</p> <p style="text-align: center;">1</p> <p style="text-align: center;">The development shall be carried out in complete accordance with the approved plan(s) as detailed below –</p>	

01.A3 Location Plan Revision 1

AP130 Revision P2 Proposed Site Plan

AE200 Revision P3 Proposed Elevations

AP150 Revision P5 Proposed Plans Ground Floor

AP151 Revision P3 Proposed Plans First Floor

AP152 Revision P3 Proposed Plans Second Floor

AS302 Revision P3 Existing and Proposed Section

Proposed Levels to Side

AS301 Revision P2 Existing and Proposed Section

Proposed Levels to Rear

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.

2

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

3

All external surfaces shall be completed in materials to match those of the existing building.

4

Prior to the installation of habitable room windows at ground floor level on the rear elevation of the building, the adjacent land shall be regraded in accordance with plan reference AS301 Revision P2. Unit 2 shall not be occupied for residential use until the windows hereby approved have been installed.

5

Prior to the installation of habitable room windows/doors at ground floor level on the west elevation of the building, the adjacent land shall be regraded in accordance with plan reference AS302 Revision P3. Unit 3 shall not be occupied for residential use until the windows hereby approved have been installed.

6

Unless otherwise approved in writing by the Local Planning Authority, all external works and ancillary operations in connection with the construction of the development, including deliveries to the site, shall be carried out only between 0800 hours and 1700 hours on Mondays to Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

7

Prior to the first occupation of any dwelling, details of a minimum provision of nine secure and weatherproof cycle parking spaces shall be submitted to and approved in writing by the Local Planning Authority.

8

The cycle parking approved under Condition 7 shall be installed on site prior to the first occupation of any dwelling and retained as such thereafter.

9

Prior to the installation of any new external lighting associated with the development hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority.

10

The external lighting approved under Condition 9 shall be installed in full accordance with the approved details.

11

The development hereby approved shall not be constructed beyond damp proof course level until information detailing the provision of a minimum of 1no. bat box and 1no. bird box has been submitted to and approved in writing by the Local Planning Authority. Information should detail the type/specification, precise location, installation method and maintenance of the bat box.

12

The bat and bird boxes approved under Condition 11 shall be installed prior to the construction of the development beyond damp proof course level and retained as such thereafter.

13

Prior to the commencement of any development involving ground breaking works, an intrusive site investigation to establish the risks posed to the development by coal mining legacy shall be submitted to and approved in writing by the Local Planning Authority. The site investigation must be undertaken by competent persons and a written report of the findings must be produced.

The site investigation should consist of the drilling of boreholes to depths of up to 30 metres below ground level, to establish ground conditions, the depth and condition of shallow coal seams/workings and to inform any necessary remedial measures.

Where necessary, a detailed remediation scheme to ensure the safety and stability of the proposed development shall also be submitted to the Local Planning Authority for written approval.

14

Unless otherwise approved in writing by the Local Planning Authority, the development hereby approved shall be constructed in full accordance with the scheme for remedial stabilisation works approved under condition and carried out in accordance with authoritative UK guidance.

15

Unless otherwise approved in writing by the Local Planning Authority, prior to the first residential occupation of the development, a signed statement or declaration prepared by a suitably competent person confirming that the site has been made safe and stable for the approved development shall be submitted to and approved in writing by the Local Planning Authority. This document shall confirm the completion of the remedial works and mitigation necessary to address the risks posed by past coal mining activity.

16

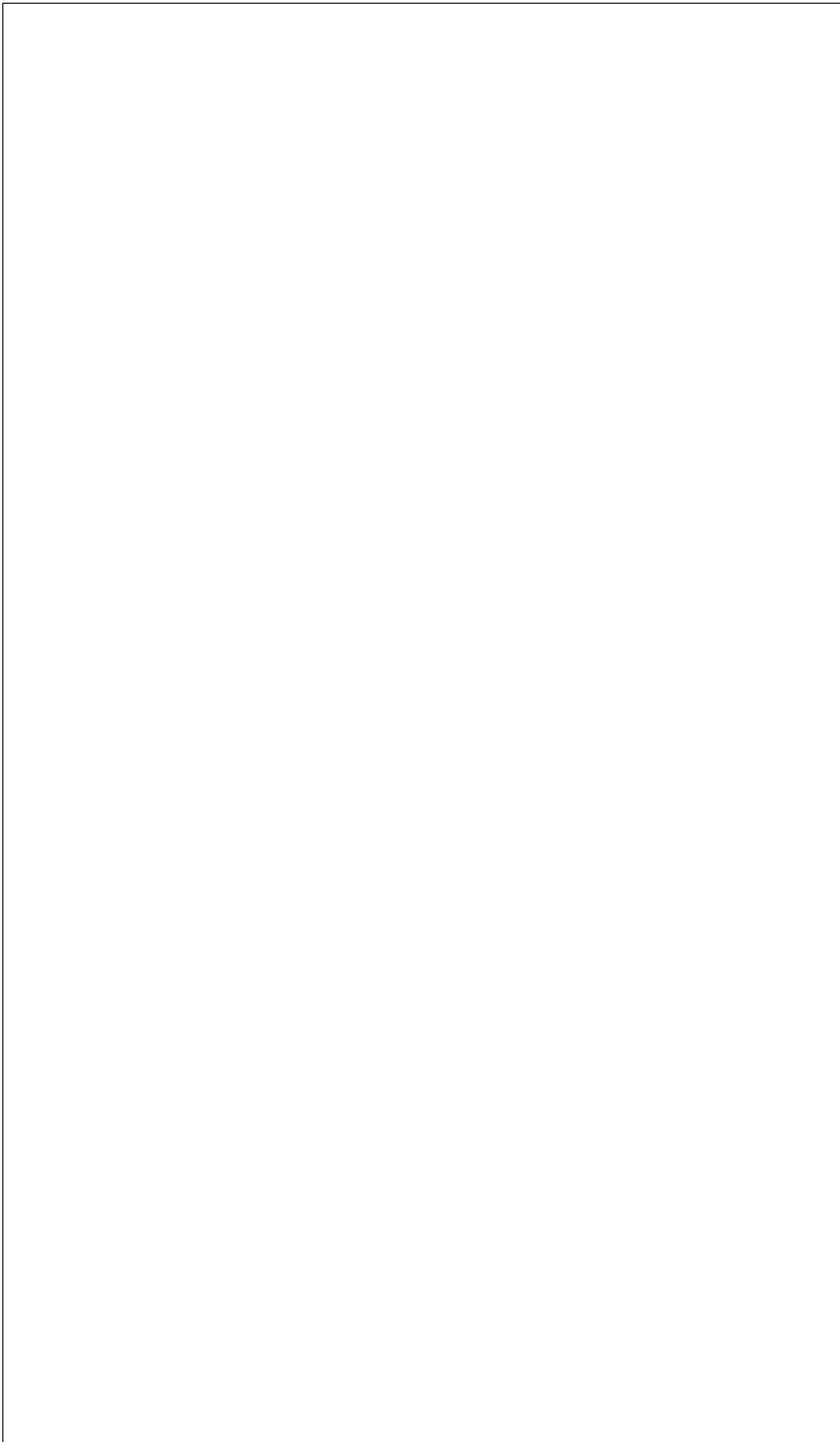
In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary, a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of 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.

17

No dwelling hereby approved shall be occupied until a statement explaining the outcome of engagement with more than one digital infrastructure provider to explore how digital communication networks can be integrated into the development has been submitted to and approved in writing by the Local Planning Authority.



Date of Committee: 22 March 2023

Application Number and Address:

DC/22/00744/OUT
Former Miners
Welfare Hall
Crawcrook Lane
Ryton
NE40 4PA

Applicant:

Ms L Miller

Proposal:

Outline permission for redevelopment of site including demolition of former Miners Welfare Hall, workshop and store and erection of up to 6no. dwellings with associated parking areas and access (all other matters reserved) (amended and additional plans 21.11.2022, 01.02.2023, 28.02.2023, 01.03.2023)

Declarations of Interest:

Nature of Interest

Name

None

List of speakers and details of any additional information submitted:

Reason for Minor Update

Further representations received and additional conditions proposed

Further representations received

2no. further letters of objection have been received raising the following points:

- Overdevelopment
- Increase in traffic
- Lack of infrastructure to support new homes
- The area has already been used to meet Gateshead's new housing quota
- The little heritage that we have left should be preserved
- The Council should consider projects other than housing
- Crawcrook is more than a housing development site
- The Miners' Hall is part of history within the community
- The community is currently under scrutiny with local shops opening then closing
- We are beginning to lose our community edge of support
- Comments made about potential personal links to the building

1no. further letter of support has been received raising the following points:

- The Miners' Hall looks to be in a poor state of repair and has outlived its original intended use
- It would be sensible and more aesthetically pleasing for the area if another commercially viable use could be found for the site
- The small scale of the proposed residential development should have no impact on residential amenity relative to the wider village
- The loss of the historic building is a shame however we cannot keep something that is no longer useful
- Regeneration is not new and should be welcomed when appropriate

Whilst the comments received suggest that it would be sensible for the building to be retained and reused as a commercial property, the matter to be considered by this application is the acceptability of the proposed development.

Given the scale and location of the development proposed it is considered that the concerns raised regarding a lack of infrastructure within the local area would not warrant refusal of the application.

Officers are of the opinion that no further new material planning issues have been raised within the latest representations received and the matters that have been raised have been addressed within the main officer report.

Additional conditions proposed

Paragraph 5.28 of the main report should be amended to include the wording in bold below:

5.28 It is considered that a suitable scheme for the site could be developed at reserved matters stage to be reflective of the form and materials of the existing building and/or those within the site and surrounding area, in order to retain some reference to the heritage significance of the site. **The applicant has also worked with Officers and has agreed to conditions to secure an interpretation board at the site and the re-use of the name and date plaque to the west elevation of the building, in order to commemorate the heritage interest of the building within the local area.** Whilst the indicative layout provided is only illustrative of a scheme which could be proposed at reserved matters stage, Officers note that the layout shown would fit appropriately onto the site with a similar placement to the existing buildings and would relate appropriately to the retained sandstone dwellings on the site.

The following additional conditions are therefore also proposed:

27

No unit hereby approved shall be occupied until the final location and design of an interpretation board which assists in the understanding and commemoration of the former Miners' Welfare Hall have been submitted to and approved in writing by the Local Planning Authority.

Reason

To commemorate and sustain the significance of the heritage asset on the site and contribute positively to local character, in accordance with the NPPF and policies CS15 and MSGP25 of the Local Plan for Gateshead.

28

The interpretation board approved under condition 27 shall be implemented in accordance with the approved details prior to first occupation of the development hereby approved and shall be retained as such for the lifetime of the development, unless otherwise approved in writing by the Local Planning Authority.

Reason

To commemorate and sustain the significance of the heritage asset on the site and contribute positively to local character, in accordance with the NPPF and policies CS15 and MSGP25 of the Local Plan for Gateshead.

29

Notwithstanding the information submitted, the following details shall be submitted to and approved in writing by the Local Planning Authority as part of the reserved matters application relating to appearance:

- A) Details for the intended reuse of the name and date stone to the west elevation of the former Miners' Welfare Hall

Reason

To safeguard the visual amenities and heritage interests of the area in accordance with the NPPF and policies CS15, MSGP24 and MSGP25 of the Local Plan for Gateshead.

30

The details approved under condition 29 shall be implemented prior to first occupation of the development hereby approved.

Reason

To safeguard the visual amenities and heritage interests of the area in accordance with the NPPF and policies CS15, MSGP24 and MSGP25 of the Local Plan for Gateshead.

Any additional comments on application/decision:

That outline planning permission be GRANTED subject to the following condition(s) and the conditions set out in the update report and that the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, vary and amend the planning conditions as necessary:

1

The development hereby permitted in outline shall not be carried out other than in complete accordance with the plan(s) accompanying the application as listed below:

Location Plan (Dwg. No. 01)

Proposed Site Entrance (Dwg. No. 005)

and with such further details that shall be submitted to the Council prior to the commencement of development for the Council's approval in writing in relation to the following reserved matters, namely:

- (1) Appearance
- (2) Landscaping
- (3) Layout
- (4) Scale

2

Application for approval of the reserved matters (appearance, landscaping, layout and scale) shall be made to the Local Planning Authority within three years of the date of this permission.

3

The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

4

Prior to the commencement of the development hereby approved, a Demolition and Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall provide for:

- A) Hours of operation
- B) Details of types of vehicles to be used, including turning facilities within the site and access routes for vehicles
- C) Details of restrictions to be placed on the movement of large vehicles, including deliveries, in relation to school pick up and drop off times
- D) Location and layout of material and plant storage within the site

- E) The parking of vehicles of site operatives and visitors
- F) Measures to control the emission of dust and noise during demolition and construction
- G) Measures to prevent mud/debris/detritus from entering the public highway

Reason for pre-commencement condition

The construction management 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.

5

The Demolition and Construction Management Plan approved under condition 4 shall be implemented and complied with in full during all stages of construction, until completion of the development hereby approved.

6

Notwithstanding the information submitted, the development hereby approved shall not commence until a detailed Bat and Breeding Birds Method Statement has been submitted to and approved in writing by the Local Planning Authority.

The Method Statement shall include full details of measures to be implemented on site to avoid/minimise potential adverse impacts on bats and their roosts and breeding birds.

Reason for pre-commencement condition

To satisfy the Local Planning Authority that the development can be carried out in a manner which avoids harm to bats. This information is fundamental to the development and requires approval before development starting on site as the commencement of works and the manner in which they are undertaken could be harmful to bats.

7

The Bat and Breeding Birds Method Statement approved under condition 6 shall be implemented in full at all times during the construction stage.

8

In the event of works not commencing on site within 24 months of the date of the submitted E3 Ecology Ltd 'Bat Survey' (7 June 2021) an updating bat survey shall be undertaken and a copy of the report including an updated Bat and Breeding Birds Method Statement shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing.

Thereafter, the approved updated Bat and Breeding Birds Method Statement shall be implemented in full at all times during the construction stage.

Reason for pre-commencement condition

To satisfy the Local Planning Authority that the development can be carried out in a manner which avoids harm to bats. This information is fundamental to the development and requires approval before development starting on site as the commencement of works and the manner in which they are undertaken could be harmful to bats.

9

No demolition of the Clara Vale Miners' Hall shall commence until a report of the results of a programme of archaeological building recording of the building (which shall be at Historic England Level 3) has been submitted to and approved in writing by the Local Planning Authority.

Reason for pre-commencement condition

This information is required prior to demolition of the building, as the commencement of demolition/construction works without this information would result in the loss of historic remains prior to recording.

10

Following demolition, no further development shall commence until details of final existing and proposed levels throughout the site and finished floor levels have been submitted to and approved in writing by the Local Planning Authority.

The new access hereby approved shall not be steeper than 1 in 20.

Reason for pre-commencement condition

To ensure that final and appropriate site levels can be agreed prior to the commencement of construction of the site, which may alter site levels.

11

The levels approved under condition 10 shall be implemented in full accordance with the approved scheme before first occupation of the development hereby approved.

12

Prior to the commencement of the development hereby approved, (excluding the demolition of the existing buildings) a report of intrusive site investigations in relation to coal mining legacy, and where required, measures and timescales for remediation, monitoring, and verification reports shall be submitted to and approved in writing by the Local Planning Authority.

Reason for prior to commencement condition

The site investigation and assessment of the risks of the site must be undertaken before the development commences in order to ensure that an appropriate remediation scheme suitable for appropriate land stability is identified and approved prior to commencement of the development.

13

The recommendations of the intrusive site investigation and the remediation, mitigation and monitoring measures approved under condition 12 shall be implemented in accordance with the timescales within the approved remediation scheme and in full accordance with the approved details

14

The development hereby approved shall not commence (excluding the demolition of the existing buildings) until an intrusive site investigation is undertaken and a Phase 2 Risk Assessment report of the findings is submitted to the Local Authority for written approval.

The site investigation will consist of a series of boreholes / trial pits, soil sampling, chemical laboratory testing, to assess potential contamination issues.

The site investigation and Phase 2 Risk Assessment report shall identify potential contamination, any requirement for gas monitoring of the site and possible areas which may require remedial works in order to make the site suitable for its proposed end use to ensure that no contamination is present that poses a risk to the environment, future users of the site and construction workers. Reference should be made to CLR 11 - Model Procedures for the Management of Land Contamination and BS 10175:2011 - Investigation of Potentially Contaminated Sites - Code of Practice.

The Risk Assessment should confirm possible pollutant linkages and should provide recommendations with regard to an appropriate remediation scheme, which will ensure safe redevelopment.

Reason for pre-commencement condition

The site investigation and assessment of the risks of the site must be undertaken before the development commences in order to ensure that an appropriate remediation suitable for the sensitive end use is identified and approved prior to the commencement of the development.

15

Prior to the commencement of development hereby approved (except for site investigations and demolition of the existing buildings) where remediation is identified under condition 14, a detailed 'Remediation Scheme' to bring the site to a condition

suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural environment shall be submitted to and approved in writing by the Local Planning Authority.

The 'Remediation Scheme' must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

NB The Local Authority requires that a minimum of 1.15m of 'proven' uncontaminated 'clean cover' is provided in all soft landscape areas.

Reason for pre-commencement condition

The site investigation and assessment of the risks of the site must be undertaken before the development commences in order to ensure that an appropriate remediation suitable for the sensitive end use is identified and approved prior to the commencement of the development.

16

The remediation works detailed in the 'Remediation Scheme' approved under condition 15 shall be wholly undertaken within the timescales set out within the approved scheme.

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

17

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 an amended Risk Assessment and, if required, amended remediation and monitoring measures have been and submitted to and approved in writing by the Local Planning Authority.

18

The amended remediation and monitoring measures approved under condition 17 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.

19

Where remediation is required (under conditions 14-18), following completion of the approved remediation and monitoring measures, 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.

20

Notwithstanding the information submitted, prior to any dwellinghouse hereby permitted progressing beyond damp proof course level, full details including the specification and precise location of bat and bird boxes to be integrated into the fabric of the buildings on site shall be submitted to and approved in writing by the Local Planning Authority.

The bird box details shall cater for swift, house sparrow and starling.

21

The bat and bird boxes approved under condition 20 shall be installed prior to first occupation of the development hereby approved and shall be retained as such for the lifetime of the development.

Should any feature become damaged or removed, a replacement feature of the same or similar specification shall be provided as soon as is practicably possible.

22

Notwithstanding the information submitted, the following details shall be submitted to and approved in writing by the Local Planning Authority as part of the reserved matters application relating to layout:

- A) The number and location of car parking spaces within the application site sufficient to serve visitors, the proposed dwellings and 3no. existing dwellings (indicated on the Proposed Site Plan Dwg. 002 Rev. P07 as 'Existing Unit 1', 'Existing Unit 2' and '3')
- B) The number, specification and location of secure and weatherproof cycle parking
- C) Provision of a direct pedestrian connection from the the site to Crawcrook Lane
- D) Details of how surface water would be intercepted prior to it entering the public highway
- E) Details of refuse storage, including collection points
- F) Information to demonstrate that there is adequate turning space within the application site for cars and vans

23

The approved layout including the details approved under condition 22 shall be provided on site prior to the first occupation of the development hereby approved.

24

Prior to the installation of any new external lighting associated with the development hereby approved an external lighting strategy for the site shall be submitted to and approved in writing by the Local Planning Authority.

25

The external lighting installed at the development hereby approved shall be in accordance with the lighting strategy approved under condition 24.

26

Prior to the first occupation of any dwelling hereby approved a statement explaining the outcome of engagement with more than one digital infrastructure provider to explore how digital communication networks can be integrated into the development shall be submitted to and approved in writing by the Local Planning Authority.

27

No unit hereby approved shall be occupied until the final location and design of an interpretation board which assists in the understanding and commemoration of the former Miners' Welfare Hall have been submitted to and approved in writing by the Local Planning Authority.

28

The interpretation board approved under condition 27 shall be implemented in accordance with the approved details prior to first occupation of the development hereby approved and shall be retained as such for the lifetime of the development, unless otherwise approved in writing by the Local Planning Authority.

29

Notwithstanding the information submitted, the following details shall be submitted to and approved in writing by the Local Planning Authority as part of the reserved matters application relating to appearance:

- B) Details for the intended reuse of the name and date stone to the west elevation of the former Miners' Welfare Hall

30

The details approved under condition 29 shall be implemented prior to first occupation of the development hereby approved.



Date of Committee: 22 March 2023

Application Number and Address:

DC/22/01326/FUL
Hookergate School
Spenn Lane
High Spenn
Rowlands Gill
NE39 2BX

Applicant:

Vistry Partnership

Proposal:

Demolition of former Hookergate Secondary School and construction of 49 residential units and associated highways and drainage infrastructure. Units consisting of 13no. 3-bedroom dwellings, 24no. 4-bedroom & 12no. 5-bedroom, semi-detached and detached dwellings (amended plans and information received 20 February 2023)

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Reason for Minor Update :

Additional Consultee Comment & Condition(s) amended.

SEE MAIN AGENDA FOR OFFICERS REPORT.

Forestry Commission Comments

Comments have been received from the Forestry Commission on 16th March 2023 which state that given the location of the proposed development adjacent the Ancient Woodland to the north they recommend a buffer between the proposed development and the Ancient Woodland to protect the trees in the woodland.

Sections 5.130 - 5.138 of the committee report considers all the relevant tree and woodland issues in full detail. To briefly summarise - a landscaped buffer is proposed as part of the housing site layout along the northern boundary immediately adjacent to the ancient woodland to the north of the site. Council officers are of the opinion that the proposed development would not result in any direct adverse impacts on the adjacent woodland.

Planning Conditions

The officers report on the main agenda provided headings for the recommended planning conditions rather than the full wording of the planning conditions.

Below is the suggested full wording for the planning conditions:

STANDARD CONDITIONS

1
APPROVED PLANS

The development shall be carried out in complete accordance with the approved plan(s) as detailed below -

Location Plan	QD1376 300 01 A
Demolition Layout	QD1376 370 01
Planning Layout	QD1376 311 02 B
Material Layout	QD1376 330 01 A
Shed	QD1376 SHED 01
Spen Lane Widening	CK XX 00 DR C 90 10 P2

Arboricultural Impact Assessment dated Feb 2023
by Biodiverse Consulting

HOUSE TYPES

B Det	QD1376 BOV XX DR A AS 0801
B Semi Alt	QD1376 BOV XX DR A AS 0801 01
BL Semi	QD1376 BOV XX DR A AS 0801 01
The Alder	QD1376 BOV XX DR A AS 0801 06
The Aspen	QD1376 BOV XX DR A AS 0801 07
The Briar	QD1376 BOV XX DR A AS 0801
The Cypress End	QD1376 BOV XX DR A AS 0801 05
The Maple	QD1376 BOV XX DR A AS 0801
The Oak Alt	QD1376 BOV XX DR A AS 0801 01
The Oak	QD1376 BOV XX DR A AS 0801 05
The Yew Alt	QD1376 BOV XX D2 A AS 0801 01
The Yew	QD1376 BOV XX D2 A AS 0801 06

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
TIME LIMIT

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.

PRIOR TO COMMENCEMENT CONDITIONS

3

TREE PROTECTION MEASURES

No development (including demolition or construction works) shall commence on site until the tree protective fencing as shown in Appendix C in the Arboricultural Impact Assessment by Diodiverse Consulting dated Feb 2023 has been installed in the locations shown by a black line on drawing 3 : Tree Protection Plan (drawing number : 23020 003 Rev A dated 16 02 2023) in the Arboricultural Impact Assessment by Diodiverse Consulting dated Feb 2023.

The tree protective fencing shall be retained intact for the full duration of the demolition / construction works and there shall be no access, storage, ground disturbance or parking within the tree protective fenced area without an Arboricultural Method Statement first being submitted to and approved in writing by the Local Planning Authority.

Any access / works within the tree protective fenced areas shall then be undertaken in accordance with the approved Arboricultural method Statement.

Reason

To ensure the satisfactory protection of the retained trees in accordance with the NPPF and policies CS18 and MSGP36 of the Local Plan for Gateshead.

Reason For Pre Commencement Condition

This information is fundamental to the development and requires approval prior to development starting on the site as the commencement of demolition / construction works and the manner in which they are undertaken could impact the existing trees that are to be retained on and adjacent the site.

4

**DEMOLITION CONSTRUCTION ECOLOGY METHOD STATEMENT (DCEcMS)
TBA**

Notwithstanding the submitted information, no development (including any site clearance, groundworks, demolition or construction) shall commence until a Demolition Construction Ecology Method Statement (DCEcMS) for the development has been submitted to and approved in writing by the Local Planning Authority.

The DCEcMS shall include details of the following measures and a timetable for their provision, implementation and retention:

- a - measures to avoid adverse impacts on retained ecological habitats and features during the site clearance, groundworks, demolition and construction phases of the development

b - measures to minimise the residual risk of harm to individual species during the site clearance, groundworks, demolition and construction phases of the development

c - measures to ensure local populations of protected and/or priority species are maintained at, or above, their current status.

Reason

To avoid / minimise harm to retained habitats, ecological features and protected/priority species during the site clearance, groundworks, demolition and construction phases of the development in accordance with the NPPF and policies CS18 and MSGP37 of the Local Plan.

Reason For Pre Commencement Condition

This pre commencement condition is required to satisfy the Local Planning Authority that the site clearance, groundworks, demolition and construction phases of the development can be carried out in a manner which avoids or minimises harm to ecology. This information is fundamental to the development and requires approval prior to development starting on the site as the commencement of site clearance, groundworks, demolition and construction works and the manner in which they are undertaken could harm existing ecology on the site.

5

IMPLEMENT DCEcMS

The Demolition Construction Ecology Method Statement (DCEcMS) approved at condition 4 shall be implemented in accordance with the approved details and the approved timetable for implementation and retention.

Reason

To avoid / minimise harm to retained habitats, ecological features and protected/priority species during the site clearance, groundworks, demolition and construction phases of the development in accordance with the NPPF and policies CS18 and MSGP37 of the Local Plan.

6

DRAINAGE INVESTIGATIONS / SURVEY WORK

Notwithstanding the submitted plans and information, no development (excluding demolition and site investigation/remediation works) shall commence until

a - the existing pipeline intended to convey surface water runoff from the development drainage system to open watercourse is investigated to confirm size, line, level, condition and catchment.

b - survey work is undertaken to the existing pipeline from the proposed development drainage system discharge point to the existing outfall to open watercourse.

c - investigation and survey work is undertaken to the existing pipeline upstream of the proposed development drainage system discharge point to confirm the extent of wider catchment served by the existing pipeline.

Prior to any works commencing on the drainage scheme for the development, details of the investigation and survey work and their findings along with proposals for any remedial work required to the existing pipeline shall be submitted and approved in writing by the Local Planning Authority.

Reason

To demonstrate that the site will have an effective outfall that will not compromise existing drainage systems in the locality and to ensure that flood risk is not increased elsewhere in accordance with the NPPF and policies CS17 and MSGP29 of the Local Plan for Gateshead.

Reason For Pre Commencement Condition

This pre commencement condition is required as it may not be possible to carry out the drainage investigations and survey work after development has commenced and the result of the survey works will influence the revised drainage strategy for the development.

7

DEMOLITION / CONSTRUCTION MANAGEMENT PLAN TBA

No development (including demolition or construction works) shall commence on site (except for the installation of tree protection measures) until a Demolition / Construction Management Plan (DCMP) for the development 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) wheel wash facilities
- (d) operative car parking within the site
- (e) details of any construction hoarding and associated visibility splays at the construction site access.

All external works and operations in connection with the demolition and 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.

Reason

In order to minimise disturbance 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.

8
DCMP IMPLEMENTATION

The development (including demolition and construction works) shall be carried out in accordance with the Demolition Construction Management Plan approved at condition 7.

Reason

In order to minimise disturbance 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.

9
COAL MINING INVESTIGATIONS / REMEDIATION TBA

Notwithstanding the submitted information, no development shall commence (except for site investigations and demolition works)

a - until a scheme of intrusive site investigations to establish the risks posed to the development by past coal mining activity has been submitted to and approved in writing by the Local Planning Authority

b - where required the site investigation assessment shall include any remediation works and / or mitigation measures to address land instability arising from coal mining legacy and to make the site safe and stable for the development along with a timetable for their implementation.

Reason

To ensure that any risks from coal mining legacy are addressed to provide adequate land stability in accordance with the NPPF and policies CS14 and MSGP20 of the Local Plan for Gateshead.

Reason For Pre Commencement Condition

This pre commencement condition is required as it may not be possible to carry out the site investigations works after development has commenced.

10
COAL MINING REMEDIATION IMPLEMENTATION

The recommendations of the intrusive site investigations and the remediation and mitigation / monitoring measures approved at condition 9 shall be implemented in accordance with the approved details and timescales approved at condition 9.

Reason

To ensure that any risks from coal mining legacy are addressed to provide adequate land stability in accordance with the NPPF and policies CS14 and MSGP20 of the Local Plan for Gateshead.

11

COAL MINING VERIFICATION REPORT TBA

On completion of the coal remediation measures approved at condition 9 and prior to the occupation of any of the dwellings hereby approved, a verification report which confirms that the coal mining remediation and mitigation / monitoring measures approved at condition 9 have been implemented and that the site has been made safe and stable from past coal mining features for the housing development, shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that any risks from coal mining legacy are addressed to provide adequate land stability in accordance with the NPPF and policies CS14 and MSGP20 of the Local Plan for Gateshead.

12

GROUND CONDITION SITE INVESTIGATIONS TBA

Notwithstanding the submitted information, prior to the commencement of development (except for site investigations works and demolition works) a Site Investigation with a Phase II Detailed Risk Assessment specific to the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Where required the Assessment shall include measures and timescales for Remediation, Monitoring and Verification Reports.

Reason

To ensure that any risks from land contamination are minimised in accordance with the NPPF and policies CS14 and MSGP20 of the Local Plan for Gateshead.

Reason For Pre Commencement Condition

This pre commencement condition is required as it may not be possible to carry out the site investigations works after development has commenced.

13

REMEDIATION SCHEME TBA

Notwithstanding the submitted information, prior to the commencement of development (except for demolition works and site investigations) where remediation is identified at condition 12 a detailed Remediation Strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural environment shall be submitted to and approved in writing by the Local Planning Authority.

The Remediation Strategy (including timescales for implementation) shall detail objectives, methodology and procedures of the proposed remediation works.

Reason

To ensure that any risks from land contamination are minimised in accordance with the NPPF and policies CS14 and MSGP20 of the Local Plan for Gateshead.

Reason For Pre Commencement Condition

This pre commencement condition is required as it may not be possible to carry out the site investigations and remediation works after development has commenced.

GROUND CONDITION CONDITIONS

14

REMEDIATION SCHEME IMPLEMENTATION

The remediation works detailed in the Remediation Strategy approved at condition 13 shall be wholly undertaken within the timescales set out within the approved strategy.

Reason

To ensure that any risks from land contamination and coal mining legacy are minimised in accordance with the NPPF and policies CS14 and MSGP20 of the Local Plan for Gateshead.

15

VERIFICATION REPORT TBA

Following completion of the remediation measures approved at condition 13 a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority, prior to the occupation of any the dwellings hereby approved.

Reason

To ensure that any risks from land contamination and coal mining legacy are minimised in accordance with the NPPF and policies CS14 and MSGP20 of the Local Plan for Gateshead.

DRAINAGE CONDITIONS

16

FINAL DRAINAGE SCHEME TBA

Notwithstanding the submitted plans and information, no drainage works shall be carried out on the site until a final detailed drainage scheme for the development has been submitted to and approved in writing by the Local Planning Authority.

The drainage scheme shall include a final drainage plan and supporting drainage calculations showing how runoff to and from the site is to be managed together with site specific cross sections through all key drainage components (sewers, basin, swales, flow control chamber, permeable paving) and information demonstrating how runoff from all areas will receive an appropriate level of treatment in line with the Simple Index Approach of The SuDS Manual.

Reason

To demonstrate that the final detailed drainage design follows best practice guidance in accordance with the NPPF and policies CS17 and MSGP29 of the Local Plan for Gateshead.

17
DRAINAGE SCHEME PROVISION

The drainage scheme approved at condition 16 shall be provided in accordance with the approved details prior to any of the houses hereby approved being occupied.

Reason

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

18
PUMPING STATION DETAILS TBA

Notwithstanding the submitted plans and information, prior to the commencement of any works on the pumping station, revised details of the pumping station including its location, design, size, external materials and means of enclosure shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that the final details are appropriate for this Green Belt location in accordance with the NPPF and policy CS19 of the Local Plan for Gateshead.

19
PUMPING STATION PROVISION

The pumping station shall be provided in accordance with the details approved at condition 18 prior to any of the dwellings hereby approved being occupied.

Reason

To ensure that the drainage scheme operates at its full potential in accordance with the NPPF and policy CS17 of the Local Plan for Gateshead.

20
DRAINAGE MANAGEMENT PLAN (DMP) TBA

Notwithstanding the submitted information, prior to the any of the dwellings hereby approved being occupied a revised Drainage Management Plan (DMP) shall be submitted to and approved in writing by the Local Planning Authority. The DMP shall include :

- a - a site plan identifying ownership and responsibility for plot level, shared and site wide drainage components
- b - a maintenance schedule and inspection checklist

c - identification of any drainage components that may require replacement within the lifetime of the development and a strategy for their renewal

Reason

To ensure that the drainage scheme operates at its full potential throughout the development's lifetime in accordance with the NPPF and policy CS17 of the Local Plan for Gateshead.

21

IMPLEMENT DMP

The Drainage Management Plan approved at condition 20 shall be implemented in accordance with the approved details.

Reason

To ensure that the drainage scheme operates at its full potential throughout the development's lifetime in accordance with the NPPF and policy CS17 of the Local Plan for Gateshead

TRANSPORT CONDITIONS

22

RETAINING WALLS TBA

Notwithstanding the submitted plans, no development shall commence on any retaining walls / retaining structures / embankments/ retaining features within the development until a scheme / details of the retaining walls / structures / embankments and / or features have been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include details of the type, position, design, dimensions and materials of the retaining wall / structure / embankment / features.

Reason

In the interest of highway safety, residential amenity, ecology and visual amenity and in accordance with the NPPF and policies CS13, CS14, CS15, CS18, MSGP15, MSGP17, MSGP 24, MSGP36 and MSGP37 of the Local Plan for Gateshead.

23

RETAINING WALL PROVISION

The development shall be carried out in accordance with the retaining wall / structure / embankment / feature details approved at condition 23.

Reason

In the interest of highway safety, residential amenity, ecology and visual amenity and in accordance with the NPPF and policies CS13, CS14, CS15, CS18, MSGP15, MSGP17, MSGP 24, MSGP36 and MSGP37 of the Local Plan for Gateshead.

24

ACCESS SW CORNER TBA

Notwithstanding the submitted drawings, no development shall commence on the internal access roads within the housing development until a revised scheme for access / pedestrian connectivity to the south west corner of the site has been submitted to and approved in writing by the Local Planning Authority.

Reason

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

25

ACCESS SW CORNER PROVISION

The access and pedestrian connectivity to the south west corner of the site approved at condition 24 shall be provided in accordance with the approved details prior to the occupation of any of the dwellings hereby approved.

Reason

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

26

ROAD WIDENING TBA

Notwithstanding the submitted drawings, prior to the commencement of development relating to the road widening along the site frontage final details of the road widening including details of the southern most termination tie in point of the road carriageway widening and new footway to Spen Lane, along with a timetable for the provision of the road widening and footway provision shall be submitted to and approved in writing by the Local Planning Authority

Reason

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

27

ROAD WIDENING IMPLEMENTATION

The road widening and footway provision shall be carried out in accordance with the details approved at condition 26 and shall be provided in accordance with the timetable approved at condition 26.

Reason

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

28

SUSTAINABLE TRAVEL MEASURES TBA

Notwithstanding the submitted drawings no development (excluding demolition of the existing buildings) shall commence until a scheme / details for the following sustainable travel measures and improvements along with a timetable for their implementation has been submitted to and approved in writing by the Local Planning Authority:

- (a) a bus stop and shelter on School Lane or directly adjacent to the bus turning circle at the Junction of Spen lane and School Lane
- (b) the provision of a pedestrian crossing to the adjacent bus turning circle including adequate visibility splays
- (c) The provision of a 20mph zone and / or traffic calming measures
- (d) the possible closure of Spen lane to motorised vehicles and
- (e) the possible introduction of cycle lanes

Reason

To improve sustainable travel measures to the site and in the interest of highway safety and in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

29

SUSTAINABLE TRAVEL MEASURES IMPLEMENT

The sustainable travel measures and improvements approved at condition 28 shall be provided in accordance with the approved details and approved timetable for implementation.

Reason

To improve sustainable travel measures to the site and in the interest of highway safety and in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

30

20MPH ZONE SCHEME TBA

Notwithstanding the submitted drawings, no development shall commence on the internal access roads within the housing development until a scheme for a 20mph zone within the site which includes final details for the positioning of raised plateaus and traffic calming and details of all associated signage within the site, along with a timetable for implementation has been submitted to and approved in writing by the Local Planning Authority.

Reason

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

31

20MPH SCHEME PROVISION

The 20mph zone scheme including the final details for the positioning of raised plateaus and traffic calming and associated signage within the site shall be provided in

accordance with the details approved at condition 30 and the timetable approved at condition 30.

Reason

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

32

REMOVAL SCHOOL HIGHWAY FEATURES TBA

Prior to the occupation of any of the dwellings hereby approved a scheme which shows the removal of the existing external highway features associated with the previous school including but not limited to the school bus markings on the road, guard rails, school keep clear zig zag markings along with a timetable for their removal shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interest of highway safety to accord with policies CS13 and MSGP15 of the Local Plan for Gateshead.

33

REMOVE SCHOOL HIGHWAY FEATURES IMPLEMENT

The removal of the existing external highway features associated with the previous school as approved at condition 32 shall be implemented in accordance with the approved timetable approved at condition 32.

Reason

In the interest of highway safety to accord with policies CS13 and MSGP15 of the Local Plan for Gateshead.

34

ELECTRIC VEHICLE CHARGING TBA

Prior to the first occupation of any dwelling hereby approved details confirming the provision of an electric vehicle charging unit for the dwellings shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of sustainable development and in order to accord with policies CS13 and MSGP15 of the Local Plan for Gateshead.

35

ELECTRIC VEHICLE CHARGING PROVISION

The electric vehicle charging units approved at condition 34 shall be provided for each house prior to each house being occupied.

Reason

In the interests of sustainable development and in order to accord with policies CS13 and MSGP15 of the Local Plan for Gateshead.

36

TRAVEL PLAN

Notwithstanding the submitted information, prior to the dwellings hereby approved being brought into use a revised Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Travel Plan shall detail the delivery mechanism for its implementation in order to provide for and to include :

- 1 Reduction in car usage and increased use of public transport, walking and cycling
- 2 Clearly defined objectives, indicators and targets
- 3 Details of proposed measures to address the objectives and for each of the proposed measures
- 4 Detailed timetable for implementing measures
- 5 Clearly defined responsibilities and roles for participation including who is responsible for each of the proposed measures. The contact details for the site Travel Plan Co-Ordinator should be included where known.
- 6 State the measures in place to ensure the travel plan is implemented effectively, include remedial measures and actions that will be taken if its targets are not met
- 7 A plan for monitoring and reviewing the effectiveness of the travel plan.

Evidence of the travel plans implementation 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

To promote sustainable travel and to accord with the NPPF and policies CS13 and MSGP14 of the Local Plan for Gateshead.

37

CYCLE PARKING IMPLEMENTATION

The cycle storage provision to the specification shown on drawing : QD1376 SHED 01 in the locations shown on drawing : QD1376 311 02 Rev B Planning Layout shall be provided for each dwelling prior to each dwelling being occupied.

Reason

In the interests of sustainable development and in order to accord with policies CS13 and MSGP15 of the Local Plan for Gateshead.

ECOLOGY CONDITIONS

38

DEMOLITION TIMESCALES

The buildings 1 – 6 inclusive as identified in figure 7 : Building & Courtyard Location Plan in Biodiverse Consulting Bat Report v3 dated 31 Jan 2023 shall not be demolished during the months November – March inclusive.

Reason

To avoid the bat hibernation period and to avoid / minimise the impact of demolition works on bats in accordance with the NPPF and policies CS18 and MSGP37 of the Local Plan.

39

LANDSCAPE & ECOLOGY DESIGN STRATEGY (LEDS) TBA

The dwellings hereby approved shall not progress above the damp proof level until a revised detailed scheme for the landscaping and ecology enhancement of the development has been submitted to and approved in writing by the Local Planning Authority.

The landscaping scheme shall include details and proposed timing of hard landscaping, all existing trees and hedges to be retained, ground preparation and planting plans noting the species, plant sizes and planting densities for all new planting.

The ecology enhancement scheme shall include details of the on site habitat creation, restoration and enhancement measures with a timetable for their provision.

Reason

To ensure that a well laid out planting scheme is achieved in the interests of the visual amenity of the area and to ensure adverse impacts on biodiversity are adequately mitigated/compensated in accordance with the NPPF and policies CS18 and MSGP37 of the Local Plan.

40

IMPLEMENT LEADS

The landscape and ecology enhancement plan for the development shall be implemented in accordance with the approved details and timetable for implementation as approved at condition 39.

Reason

To ensure that a well laid out planting scheme is achieved in the interests of the visual amenity of the area and to ensure adverse impacts on biodiversity are adequately mitigated/compensated in accordance with the NPPF and policies CS18 and MSGP37 of the Local Plan.

41

LANDSCAPE & ECOLOGY MANAGEMENT PLAN TBA

The dwellings hereby approved shall not progress above the damp proof level in the development until a Landscape and Ecological Management Plan (LEMP) for the development has been submitted to and approved in writing by the Local Planning Authority. The content of the Landscape and Ecological Management Plan shall include the following:

- a Description and evaluation of the features to be managed
- b Ecological trends and constraints on site that might influence management
- c Aims and objectives of management
- d Appropriate management options for achieving aims and objectives
- e Prescriptions for management actions
- f Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five year period)
- g Details of the body or organisation responsible for implementation of the plan
- h Ongoing monitoring and remedial measures

Reason

To ensure that the landscape and ecology provision at the site is well established and is satisfactorily maintained in accordance with the NPPF and policies CS18 and MSGP37 of the Local Plan.

42

IMPLEMENT LEMP

The Landscape and Ecological Management Plan approved at condition 41 shall be implemented in accordance with the approved details for the development.

Reason

To ensure that the landscape and ecology provision at the site is well established and is satisfactorily maintained in accordance with the NPPF and policies CS18 and MSGP37 of the Local Plan.

43

BIODIVERSITY NET GAIN (BNG) MEASURES TBA

Notwithstanding the submitted information, the development hereby approved shall not progress beyond the damp course layer until details of a revised biodiversity net gain assessment and delivery plan, which delivers a measurable net gain for biodiversity, as demonstrated through application of the Defra Biodiversity Net Gain Metric 3.1, to be delivered on suitable land, and including timescales for delivery and measures for maintenance and monitoring protocols, has been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure the development achieves measurable biodiversity net gain in accordance with the NPPF and policy MSGP37 of the Local Plan.

44

IMPLEMENT BNG MEASURES

The biodiversity net gain compensatory scheme approved at condition 44 shall be implemented in full accordance with the approved measures and timescales and maintained thereafter for a minimum of 30 years.

Reason

To ensure the development achieves measurable biodiversity net gain in accordance with the NPPF and policy MSGP37 of the Local Plan.

45

BIRD / BAT BOXES TBA

Notwithstanding the submitted drawings, the dwellings hereby approved shall not progress above ground floor level until a scheme (including the number, specification and location as identified on a plan and/or elevational drawing) for the provision of :

- a) bird boxes
- b) bat boxes

to be installed on the new houses or within the development, along with a timetable for their provision has been submitted to and approved in writing by the Local Planning Authority.

Reason

To enhance the ecological value and function of the site for birds and bats in accordance with the NPPF and policies CS18 and MSGP37 of the Local Plan for Gateshead.

46

BIRD / BAT BOX IMPLEMENTATION

The bird and bat box details approved under condition 45 shall be provided in accordance with the timetable approved under condition 45.

Reason

To enhance the ecological value and function of the site for birds and bats in accordance with the NPPF and policies CS18 and MSGP37 of the Local Plan for Gateshead.

47

EXTERNAL LIGHTING TBA

No new external lighting shall be installed on site until a lighting design strategy to avoid/minimise adverse impacts on biodiversity and adverse impacts on surrounding residents has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- (a) Lighting contour plan(s)
- (b) Number, specification and precise location (including height) of proposed external lighting to be provided on site

Reason

To avoid / minimise adverse impacts on biodiversity and nearby residents in accordance with the NPPF and policies CS18, CS14, MSGP17 and MSGP37 of the Local Plan.

48

EXTERNAL LIGHTING IMPLEMENTATION

The external lighting approved at condition 47 shall be installed in accordance with the approved details.

Reason

To avoid / minimise adverse impacts on biodiversity and nearby residents in accordance with the NPPF and policies CS18, CS14, MSGP17 and MSGP37 of the Local Plan.

OTHER CONDITIONS

49

EXTERNAL MATERIALS TBA

The external materials for the dwellings hereby approved and the surface treatment of the development shall be in accordance with the materials specified on drawing QD1376 330 01 Rev A – Material Layout unless an alternative scheme/details are submitted to and approved in writing by the Local Planning Authority.

Reason

In the interest of visual amenity in accordance with the NPPF and policies CS15 and MSGP24 of the Local Plan for Gateshead.

50 - EXTERNAL MATERIALS TO BE USED

The external materials used for dwellings and surface treatment shall be in accordance with the details specified in condition 49 or subsequently approved as an alternative scheme/details in condition 49.

Reason

In the interest of visual amenity in accordance with the NPPF and policies CS15 and MSGP24 of the Local Plan for Gateshead.

51

NOISE MITIGATION MEASURES TBA

Notwithstanding the submitted plans and information, the dwellings hereby approved shall not progress above damp proof course until a scheme / details of noise mitigation measures have been submitted to and approved in writing by the Local Planning Authority. The noise mitigation measures shall protect the dwellings from potential noise from :

a - the adjacent business to the west currently known as Dog on The Tyne

b - the adjacent playing fields to the east and south being brought back into use

Reason

To safeguard the living conditions of the future occupiers of the dwellings from noise and disturbance from adjacent uses in accordance with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

52

NOISE MITIGATION MEASURES PROVISION

The noise mitigation measures approved at condition 51 shall be provided in accordance with the approved details for each dwelling prior to each dwelling being occupied.

Reason

To safeguard the living conditions of the future occupiers of the dwellings from noise and disturbance from adjacent uses in accordance with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

53

CHILDREN PLAY EQUIPMENT TBA

Notwithstanding the submitted drawings, prior to the occupation of any of the dwellings hereby approved details of the design and location of the children's play provision within the development and a timetable for its installation shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of satisfactory play provision for future residents and in accordance with policies CS14 and MSGP40 of the Local Plan for Gateshead.

54

PLAY EQUIPMENT PROVISION

The children's play provision approved at condition 53 shall be provided on site in accordance with the approved details and approved timetable.

Reason

In the interests of satisfactory play provision for future residents and in accordance with policies CS14 and MSGP40 of the Local Plan for Gateshead

55

BOUNDARY TREATMENTS TBA

Notwithstanding the submitted plans, no development shall commence on any boundary treatments for the development until a revised scheme / details of the boundary treatments have been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include details of the type, position, design, dimensions and materials of the retaining wall / structure / features.

Reason

In the interest of highway safety, residential amenity, ecology and visual amenity and in accordance with the NPPF and policies CS13, CS14, CS15, CS18, MSGP15, MSGP17, MSGP 24, MSGP36 and MSGP37 of the Local Plan for Gateshead.

56

BOUNDARY TREATMENT PROVISION

The development shall be carried out in accordance with the boundary treatment details approved at condition 55.

Reason

In the interest of highway safety, residential amenity, ecology and visual amenity and in accordance with the NPPF and policies CS13, CS14, CS15, CS18, MSGP15, MSGP17, MSGP 24, MSGP36 and MSGP37 of the Local Plan for Gateshead.

57

DIGITAL INFRASTRUCTURE INFO TBA

The dwellings hereby approved shall not progress above damp proof course until details of how digital infrastructure to access high speed broadband and telecommunication infrastructure within the site will be supplied, along with a timetable for its implementation have been submitted to and approved in writing by the Local Planning Authority.

This should include a statement and information to demonstrate that engagement with more than one digital infrastructure provider has taken place to explore how digital communication networks can be integrated into the development.

Reason

To ensure that the development is future proof with appropriate digital infrastructure to meet the existing and future communication needs to avoid retrofitting in accordance with the NPPF and policy MSGP8 of the Local Plan for Gateshead.

58

DIGITAL INFRASTRUCTURE PROVISION

The digital infrastructure approved at condition 57 shall be provided in accordance with the approved details and approved timetable for implementation.

Reason

To ensure that the development is future proof with appropriate digital infrastructure to meet the existing and future communication needs to avoid retrofitting in accordance with the NPPF and policy MSGP8 of the Local Plan for Gateshead.

Any additional comments on application/decision:

Members voted that planning permission be granted subject to referral to the Secretary of State and subject to planning conditions (in the update report) and that the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, delete, vary and finalise the wording of the planning conditions as necessary.

THE CONDITIONS

1
APPROVED PLANS

The development shall be carried out in complete accordance with the approved plan(s) as detailed below -

Location Plan	QD1376 300 01 A
Demolition Layout	QD1376 370 01
Planning Layout	QD1376 311 02 B
Material Layout	QD1376 330 01 A
Shed	QD1376 SHED 01
Spen Lane Widening	CK XX 00 DR C 90 10 P2

Arboricultural Impact Assessment dated Feb 2023
by Biodiverse Consulting

HOUSE TYPES

B Det	QD1376 BOV XX DR A AS 0801
B Semi Alt	QD1376 BOV XX DR A AS 0801 01
BL Semi	QD1376 BOV XX DR A AS 0801 01
The Alder	QD1376 BOV XX DR A AS 0801 06
The Aspen	QD1376 BOV XX DR A AS 0801 07
The Briar	QD1376 BOV XX DR A AS 0801
The Cypress End	QD1376 BOV XX DR A AS 0801 05
The Maple	QD1376 BOV XX DR A AS 0801
The Oak Alt	QD1376 BOV XX DR A AS 0801 01
The Oak	QD1376 BOV XX DR A AS 0801 05
The Yew Alt	QD1376 BOV XX D2 A AS 0801 01
The Yew	QD1376 BOV XX D2 A AS 0801 06

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.

TIME LIMIT

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

PRIOR TO COMMENCEMENT CONDITIONS

3

TREE PROTECTION MEASURES

No development (including demolition or construction works) shall commence on site until the tree protective fencing as shown in Appendix C in the Arboricultural Impact Assessment by Diodiverse Consulting dated Feb 2023 has been installed in the locations shown by a black line on drawing 3 : Tree Protection Plan (drawing number : 23020 003 Rev A dated 16 02 2023) in the Arboricultural Impact Assessment by Diodiverse Consulting dated Feb 2023.

The tree protective fencing shall be retained intact for the full duration of the demolition / construction works and there shall be no access, storage, ground disturbance or parking within the tree protective fenced area without an Arboricultural Method Statement first being submitted to and approved in writing by the Local Planning Authority.

Any access / works within the tree protective fenced areas shall then be undertaken in accordance with the approved Arboricultural method Statement.

4

DEMOLITION CONSTRUCTION ECOLOGY METHOD STATEMENT (DCEcMS) TBA

Notwithstanding the submitted information, no development (including any site clearance, groundworks, demolition or construction) shall commence until a Demolition Construction Ecology Method Statement (DCEcMS) for the development has been submitted to and approved in writing by the Local Planning Authority.

The DCEcMS shall include details of the following measures and a timetable for their provision, implementation and retention:

a - measures to avoid adverse impacts on retained ecological habitats and features during the site clearance, groundworks, demolition and construction phases of the development

b - measures to minimise the residual risk of harm to individual species during the site clearance, groundworks, demolition and construction phases of the development

c - measures to ensure local populations of protected and/or priority species are maintained at, or above, their current status.

5

IMPLEMENT DCEcMS

The Demolition Construction Ecology Method Statement (DCEcMS) approved at condition 4 shall be implemented in accordance with the approved details and the approved timetable for implementation and retention.

6

DRAINAGE INVESTIGATIONS / SURVEY WORK

Notwithstanding the submitted plans and information, no development (excluding demolition and site investigation/remediation works) shall commence until

a - the existing pipeline intended to convey surface water runoff from the development drainage system to open watercourse is investigated to confirm size, line, level, condition and catchment.

b - survey work is undertaken to the existing pipeline from the proposed development drainage system discharge point to the existing outfall to open watercourse.

c - investigation and survey work is undertaken to the existing pipeline upstream of the proposed development drainage system discharge point to confirm the extent of wider catchment served by the existing pipeline.

Prior to any works commencing on the drainage scheme for the development, details of the investigation and survey work and their findings along with proposals for any remedial work required to the existing pipeline shall be submitted and approved in writing by the Local Planning Authority.

7

DEMOLITION / CONSTRUCTION MANAGEMENT PLAN TBA

No development (including demolition or construction works) shall commence on site (except for the installation of tree protection measures) until a Demolition / Construction Management Plan (DCMP) for the development 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) wheel wash facilities
- (d) operative car parking within the site
- (e) details of any construction hoarding and associated visibility splays at the construction site access.

All external works and operations in connection with the demolition and 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.

8

DCMP IMPLEMENTATION

The development (including demolition and construction works) shall be carried out in accordance with the Demolition Construction Management Plan approved at condition 7.

9

COAL MINING INVESTIGATIONS / REMEDIATION TBA

Notwithstanding the submitted information, no development shall commence (except for site investigations and demolition works)

a - until a scheme of intrusive site investigations to establish the risks posed to the development by past coal mining activity has been submitted to and approved in writing by the Local Planning Authority

b - where required the site investigation assessment shall include any remediation works and / or mitigation measures to address land instability arising from coal mining legacy and to make the site safe and stable for the development along with a timetable for their implementation.

10

COAL MINING REMEDIATION IMPLEMENTATION

The recommendations of the intrusive site investigations and the remediation and mitigation / monitoring measures approved at condition 9 shall be implemented in accordance with the approved details and timescales approved at condition 9.

11

COAL MINING VERIFICATION REPORT TBA

On completion of the coal remediation measures approved at condition 9 and prior to the occupation of any of the dwellings hereby approved, a verification report which confirms that the coal mining remediation and mitigation / monitoring measures approved at condition 9 have been implemented and that the site has been made safe and stable from past coal mining features for the housing development, shall be submitted to and approved in writing by the Local Planning Authority.

12

GROUND CONDITION SITE INVESTIGATIONS TBA

Notwithstanding the submitted information, prior to the commencement of development (except for site investigations works and demolition works) a Site Investigation with a Phase II Detailed Risk Assessment specific to the development

hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Where required the Assessment shall include measures and timescales for Remediation, Monitoring and Verification Reports.

13

REMEDIATION SCHEME TBA

Notwithstanding the submitted information, prior to the commencement of development (except for demolition works and site investigations) where remediation is identified at condition 12 a detailed Remediation Strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural environment shall be submitted to and approved in writing by the Local Planning Authority.

The Remediation Strategy (including timescales for implementation) shall detail objectives, methodology and procedures of the proposed remediation works.

GROUND CONDITION CONDITIONS

14

REMEDIATION SCHEME IMPLEMENTATION

The remediation works detailed in the Remediation Strategy approved at condition 13 shall be wholly undertaken within the timescales set out within the approved strategy.

15

VERIFICATION REPORT TBA

Following completion of the remediation measures approved at condition 13 a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority, prior to the occupation of any the dwellings hereby approved.

DRAINAGE CONDITIONS

16

FINAL DRAINAGE SCHEME TBA

Notwithstanding the submitted plans and information, no drainage works shall be carried out on the site until a final detailed drainage scheme for the development has been submitted to and approved in writing by the Local Planning Authority.

The drainage scheme shall include a final drainage plan and supporting drainage calculations showing how runoff to and from the site is to be managed together with site specific cross sections through all key drainage components (sewers, basin, swales, flow control chamber, permeable paving) and information demonstrating

how runoff from all areas will receive an appropriate level of treatment in line with the Simple Index Approach of The SuDS Manual.

17

DRAINAGE SCHEME PROVISION

The drainage scheme approved at condition 16 shall be provided in accordance with the approved details prior to any of the houses hereby approved being occupied.

18

PUMPING STATION DETAILS TBA

Notwithstanding the submitted plans and information, prior to the commencement of any works on the pumping station, revised details of the pumping station including its location, design, size, external materials and means of enclosure shall be submitted to and approved in writing by the Local Planning Authority.

19

PUMPING STATION PROVISION

The pumping station shall be provided in accordance with the details approved at condition 18 prior to any of the dwellings hereby approved being occupied.

20

DRAINAGE MANAGEMENT PLAN (DMP) TBA

Notwithstanding the submitted information, prior to the any of the dwellings hereby approved being occupied a revised Drainage Management Plan (DMP) shall be submitted to and approved in writing by the Local Planning Authority. The DMP shall include :

- a - a site plan identifying ownership and responsibility for plot level, shared and site wide drainage components
- b - a maintenance schedule and inspection checklist
- c - identification of any drainage components that may require replacement within the lifetime of the development and a strategy for their renewal

21

IMPLEMENT DMP

The Drainage Management Plan approved at condition 20 shall be implemented in accordance with the approved details.

TRANSPORT CONDITIONS

22

RETAINING WALLS TBA

Notwithstanding the submitted plans, no development shall commence on any retaining walls / retaining structures / embankments/ retaining features within the development until a scheme / details of the retaining walls / structures / embankments and / or features have been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include details of the type, position, design, dimensions and materials of the retaining wall / structure / embankment / features.

23

RETAINING WALL PROVISION

The development shall be carried out in accordance with the retaining wall / structure / embankment / feature details approved at condition 23.

24

ACCESS SW CORNER TBA

Notwithstanding the submitted drawings, no development shall commence on the internal access roads within the housing development until a revised scheme for access / pedestrian connectivity to the south west corner of the site has been submitted to and approved in writing by the Local Planning Authority.

25

ACCESS SW CORNER PROVISION

The access and pedestrian connectivity to the south west corner of the site approved at condition 24 shall be provided in accordance with the approved details prior to the occupation of any of the dwellings hereby approved.

26

ROAD WIDENING TBA

Notwithstanding the submitted drawings, prior to the commencement of development relating to the road widening along the site frontage final details of the road widening including details of the southern most termination tie in point of the road carriageway widening and new footway to Spen Lane, along with a timetable for the provision of the road widening and footway provision shall be submitted to and approved in writing by the Local Planning Authority

27

ROAD WIDENING IMPLEMENTATION

The road widening and footway provision shall be carried out in accordance with the details approved at condition 26 and shall be provided in accordance with the timetable approved at condition 26.

28

SUSTAINABLE TRAVEL MEASURES TBA

Notwithstanding the submitted drawings no development (excluding demolition of the existing buildings) shall commence until a scheme / details for the following sustainable travel measures and improvements along with a timetable for their implementation has been submitted to and approved in writing by the Local Planning Authority:

- (c) a bus stop and shelter on School Lane or directly adjacent to the bus turning circle at the Junction of Spen lane and School Lane
- (d) the provision of a pedestrian crossing to the adjacent bus turning circle including adequate visibility splays
- (c) The provision of a 20mph zone and / or traffic calming measures
- (f) the possible closure of Spen lane to motorised vehicles and
- (g) the possible introduction of cycle lanes

29

SUSTAINABLE TRAVEL MEASURES IMPLEMENT

The sustainable travel measures and improvements approved at condition 28 shall be provided in accordance with the approved details and approved timetable for implementation.

30

20MPH ZONE SCHEME TBA

Notwithstanding the submitted drawings, no development shall commence on the internal access roads within the housing development until a scheme for a 20mph zone within the site which includes final details for the positioning of raised plateaus and traffic calming and details of all associated signage within the site, along with a timetable for implementation has been submitted to and approved in writing by the Local Planning Authority.

31

20MPH SCHEME PROVISION

The 20mph zone scheme including the final details for the positioning of raised plateaus and traffic calming and associated signage within the site shall be provided in accordance with the details approved at condition 30 and the timetable approved at condition 30.

32

REMOVAL SCHOOL HIGHWAY FEATURES TBA

Prior to the occupation of any of the dwellings hereby approved a scheme which shows the removal of the existing external highway features associated with the previous school including but not limited to the school bus markings on the road, guard rails, school keep clear zig zag markings along with a timetable for their removal shall be submitted to and approved in writing by the Local Planning Authority.

33

REMOVE SCHOOL HIGHWAY FEATURES IMPLEMENT

The removal of the existing external highway features associated with the previous school as approved at condition 32 shall be implemented in accordance with the approved timetable approved at condition 32.

Reason

In the interest of highway safety to accord with policies CS13 and MSGP15 of the Local Plan for Gateshead.

34

ELECTRIC VEHICLE CHARGING TBA

Prior to the first occupation of any dwelling hereby approved details confirming the provision of an electric vehicle charging unit for the dwellings shall be submitted to and approved in writing by the Local Planning Authority.

35

ELECTRIC VEHICLE CHARGING PROVISION

The electric vehicle charging units approved at condition 34 shall be provided for each house prior to each house being occupied.

36

TRAVEL PLAN

Notwithstanding the submitted information, prior to the dwellings hereby approved being brought into use a revised Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Travel Plan shall detail the delivery mechanism for its implementation in order to provide for and to include :

- 1 Reduction in car usage and increased use of public transport, walking and cycling
- 2 Clearly defined objectives, indicators and targets
- 3 Details of proposed measures to address the objectives and for each of the proposed measures

- 4 Detailed timetable for implementing measures
- 5 Clearly defined responsibilities and roles for participation including who is responsible for each of the proposed measures. The contact details for the site Travel Plan Co-Ordinator should be included where known.
- 6 State the measures in place to ensure the travel plan is implemented effectively, include remedial measures and actions that will be taken if its targets are not met
- 7 A plan for monitoring and reviewing the effectiveness of the travel plan.

Evidence of the travel plans implementation 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.

37 CYCLE PARKING IMPLEMENTATION

The cycle storage provision to the specification shown on drawing : QD1376 SHED 01 in the locations shown on drawing : QD1376 311 02 Rev B Planning Layout shall be provided for each dwelling prior to each dwelling being occupied.

ECOLOGY CONDITIONS

38 DEMOLITION TIMESCALES

The buildings 1 – 6 inclusive as identified in figure 7 : Building & Courtyard Location Plan in Biodiverse Consulting Bat Report v3 dated 31 Jan 2023 shall not be demolished during the months November – March inclusive.

39 LANDSCAPE & ECOLOGY DESIGN STRATEGY (LEDS) TBA

The dwellings hereby approved shall not progress above the damp proof level until a revised detailed scheme for the landscaping and ecology enhancement of the development has been submitted to and approved in writing by the Local Planning Authority.

The landscaping scheme shall include details and proposed timing of hard landscaping, all existing trees and hedges to be retained, ground preparation and planting plans noting the species, plant sizes and planting densities for all new planting.

The ecology enhancement scheme shall include details of the on site habitat creation, restoration and enhancement measures with a timetable for their provision.

40

IMPLEMENT LEDS

The landscape and ecology enhancement plan for the development shall be implemented in accordance with the approved details and timetable for implementation as approved at condition 39.

41

LANDSCAPE & ECOLOGY MANAGEMENT PLAN TBA

The dwellings hereby approved shall not progress above the damp proof level in the development until a Landscape and Ecological Management Plan (LEMP) for the development has been submitted to and approved in writing by the Local Planning Authority. The content of the Landscape and Ecological Management Plan shall include the following:

- a Description and evaluation of the features to be managed
- b Ecological trends and constraints on site that might influence management
- c Aims and objectives of management
- d Appropriate management options for achieving aims and objectives
- e Prescriptions for management actions
- f Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five year period)
- g Details of the body or organisation responsible for implementation of the plan
- h Ongoing monitoring and remedial measures

42

IMPLEMENT LEMP

The Landscape and Ecological Management Plan approved at condition 41 shall be implemented in accordance with the approved details for the development.

43

BIODIVERSITY NET GAIN (BNG) MEASURES TBA

Notwithstanding the submitted information, the development hereby approved shall not progress beyond the damp course layer until details of a revised biodiversity net gain assessment and delivery plan, which delivers a measurable net gain for biodiversity, as demonstrated through application of the Defra Biodiversity Net Gain Metric 3.1, to be delivered on suitable land, and including timescales for delivery and measures for maintenance and monitoring protocols, has been submitted to and approved in writing by the Local Planning Authority.

44

IMPLEMENT BNG MEASURES

The biodiversity net gain compensatory scheme approved at condition 44 shall be implemented in full accordance with the approved measures and timescales and maintained thereafter for a minimum of 30 years.

45

BIRD / BAT BOXES TBA

Notwithstanding the submitted drawings, the dwellings hereby approved shall not progress above ground floor level until a scheme (including the number, specification and location as identified on a plan and/or elevational drawing) for the provision of :

- a) bird boxes
- b) bat boxes

to be installed on the new houses or within the development, along with a timetable for their provision has been submitted to and approved in writing by the Local Planning Authority.

46

BIRD / BAT BOX IMPLEMENTATION

The bird and bat box details approved under condition 45 shall be provided in accordance with the timetable approved under condition 45.

47

EXTERNAL LIGHTING TBA

No new external lighting shall be installed on site until a lighting design strategy to avoid/minimise adverse impacts on biodiversity and adverse impacts on surrounding residents has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- (a) Lighting contour plan(s)
- (b) Number, specification and precise location (including height) of proposed external lighting to be provided on site

48

EXTERNAL LIGHTING IMPLEMENTATION

The external lighting approved at condition 47 shall be installed in accordance with the approved details.

OTHER CONDITIONS

49

EXTERNAL MATERIALS TBA

The external materials for the dwellings hereby approved and the surface treatment of the development shall be in accordance with the materials specified on drawing QD1376 330 01 Rev A – Material Layout unless an alternative scheme/details are submitted to and approved in writing by the Local Planning Authority.

50

EXTERNAL MATERIALS TO BE USED

The external materials used for dwellings and surface treatment shall be in accordance with the details specified in condition 49 or subsequently approved as an alternative scheme/details in condition 49.

51

NOISE MITIGATION MEASURES TBA

Notwithstanding the submitted plans and information, the dwellings hereby approved shall not progress above damp proof course until a scheme / details of noise mitigation measures have been submitted to and approved in writing by the Local Planning Authority. The noise mitigation measures shall protect the dwellings from potential noise from :

- a - the adjacent business to the west currently known as Dog on The Tyne
- b - the adjacent playing fields to the east and south being brought back into use

52

NOISE MITIGATION MEASURES PROVISION

The noise mitigation measures approved at condition 51 shall be provided in accordance with the approved details for each dwelling prior to each dwelling being occupied.

53

CHILDREN PLAY EQUIPMENT TBA

Notwithstanding the submitted drawings, prior to the occupation of any of the dwellings hereby approved details of the design and location of the children's play provision within the development and a timetable for its installation shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of satisfactory play provision for future residents and in accordance with policies CS14 and MSGP40 of the Local Plan for Gateshead.

54

PLAY EQUIPMENT PROVISION

The children's play provision approved at condition 53 shall be provided on site in accordance with the approved details and approved timetable.

55

BOUNDARY TREATMENTS TBA

Notwithstanding the submitted plans, no development shall commence on any boundary treatments for the development until a revised scheme / details of the boundary treatments have been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include details of the type, position, design, dimensions and materials of the retaining wall / structure / features.

56

BOUNDARY TREATMENT PROVISION

The development shall be carried out in accordance with the boundary treatment details approved at condition 55.

57

DIGITAL INFRASTRUCTURE INFO TBA

The dwellings hereby approved shall not progress above damp proof course until details of how digital infrastructure to access high speed broadband and telecommunication infrastructure within the site will be supplied, along with a timetable for its implementation have been submitted to and approved in writing by the Local Planning Authority.

This should include a statement and information to demonstrate that engagement with more than one digital infrastructure provider has taken place to explore how digital communication networks can be integrated into the development.

58

DIGITAL INFRASTRUCTURE PROVISION

The digital infrastructure approved at condition 57 shall be provided in accordance with the approved details and approved timetable for implementation.



Date of Committee: 22 March 2023

Application Number and Address:

DC/22/01337/FUL
Land bounded by Hawks Road to the north and
Quarryfield Road to the west
Gateshead Quays
Gateshead

Applicant:

Ask Patrizia

Proposal:

Erection of hotel and associated works (amended 05/01/23, 09/02/23, 22/02/23, 23/02/23 and 07/03/23 and additional information received 23/02/23 and 07/03/23).

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

None

Any additional comments on application/decision:

That permission be GRANTED subject to the following condition(s) and that the Service 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:

Site Location Plan - NGQ-AHR-HT-ZZ-DR-A-08100 Rev P2
Landscape GA2 - 2982-PLA-XX-XX-DR-L-0002 S2 Rev P07
Softworks GA - 2982-PLA-XX-XX-DR-L-2000 S2 Rev P06
Tree Retention and Removal GA - 2982-PLA-XX-XX-DR-L-2001 S2 Rev P04
Furniture GA - 2982-PLA-XX-XX-DR-L-4000 S2 Rev P05
Site Plan Proposed - NGQ-AHR-HT-ZZ-DR-A-08102 Rev P2
Ground Floor Plan - NGQ-AHR-HT-00-DR-A-08200 Rev P2
First Floor Plan - NGQ-AHR-HT-01-DR-A-08201 Rev P3
Second Floor Plan - NGQ-AHR-HT-02-DR-A-08202 Rev P2
Third Floor Plan - NGQ-AHR-HT-03-DR-A-08203 Rev P2
Fourth Floor Plan - NGQ-AHR-HT-04-DR-A-08204 Rev P2
Fifth Floor Plan - NGQ-AHR-HT-05-DR-A-08205 Rev P2
Sixth Floor Plan - NGQ-AHR-HT-06-DR-A-08206 Rev P2
Seventh Floor Plan - NGQ-AHR-HT-07-DR-A-08207 Rev P2
Eighth Floor Plan - NGQ-AHR-HT-08-DR-A-08208 Rev P2
Ninth Floor Plan (Plant Level) - NGQ-AHR-HT-09-DR-A-08209 Rev P2

Basement Floor Plan - NGQ-AHR-HT-B1-DR-A-08211 Rev P2
Roof Plan - NGQ-AHR-HT-ZZ-DR-A-08210 Rev P2
Elevations Sheet 1 - NGQ-AHR-HT-ZZ-DR-A-08400 Rev P2
Elevations Sheet 2 - NGQ-AHR-HT-ZZ-DR-A-08401 Rev P2
Elevations Sheet 3 - NGQ-AHR-HT-ZZ-DR-A-08402 Rev P1
Brand 1 Bay Elevation - NGQ-AHR-HT-ZZ-DR-A-08501 Rev P2
Brand 2 Bay Elevation - NGQ-AHR-HT-ZZ-DR-A-08502 Rev P2
Building Sections Sheet 1 - NGQ-AHR-HT-ZZ-DR-A-08300 Rev P2
Building Sections Sheet 2 - NGQ-AHR-HT-ZZ-DR-A-08301 Rev P2
Building Sections Sheet 3 - NGQ-AHR-HT-ZZ-DR-A-08302 Rev P2
Building Sections Sheet 4 - NGQ-AHR-HT-ZZ-DR-A-08303 Rev P2

2

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

3

No development shall commence until a Phase II Detailed Risk Assessment (to assess potential contamination at the site) has been submitted to and approved in writing by the Local Planning Authority. Where required, the Assessment shall include measures and timescales for Remediation, Monitoring and Verification Reports.

Reason for prior to commencement condition

The site investigation and assessment of the risks of the site must be undertaken before the development commences in order to ensure that an appropriate remediation scheme suitable for the sensitive end use is identified and approved prior to commencement of the development, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, from the beginning of the works.

4

Where required, the remediation and monitoring measures approved under Condition 3 shall be implemented in accordance with the details and timescales approved and in full accordance with the approved details.

5

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.

6

The remediation and monitoring measures approved under condition 5 shall be implemented in accordance with the approved details prior to any further works (other than those required for remediation) and maintained for the life of the development.

7

Where remediation is required (under conditions 3-6) following completion of the approved remediation and monitoring measures, use of the development hereby approved shall not commence 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. Where this is carried out in phases, use of the buildings, structures or plant within the relevant phase shall not commence until a verification report that demonstrates the effectiveness of the remediation carried out for that phase has been submitted to and approved in writing by the Local Planning Authority. The Verification report(s) shall also include cross sectional diagrams of the foundations and details of the approved gas protection measures, details of integrity testing of gas membranes and any test certificates produced.

8

No development shall commence until;

- a. a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
- b. any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason for prior to commencement condition

The assessment of the risks of the site from coal mining legacy features must be undertaken before the development commences in order to ensure that an appropriate remediation scheme suitable for the sensitive end use is identified and approved prior to commencement of the development, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, from the beginning of the works.

9

Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to and approved in writing by the Local Planning Authority. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

10

Notwithstanding the submitted plans prior to the commencement of the development precise details of existing and proposed ground levels, finished floor levels and site sections shall be submitted to and approved in writing by the Local Planning Authority.

Reason for prior to commencement condition

To ensure accurate site levels are established at an early stage to enable detailed design of floor levels, highway, public and private realm works to progress and in advance of any ground works or laying of foundations taking place.

11

The development shall be implemented in complete accordance with the ground levels, finished floor levels and site sections approved under condition 10.

12

Notwithstanding the submitted plans prior to commencement of development a final detailed drainage scheme for the development shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall include a final drainage plan and supporting drainage calculations showing how runoff to and from the site is to be managed together with site specific cross sections through all key drainage components (sewers, attenuation tank, flow control chamber, permeable paving). Information demonstrating how runoff from all areas will receive an appropriate level of treatment in line with the Simple Index Approach of The SuDS Manual is to be provided for approval. Full details of the proposed blue roof system functionality where it forms part of the drainage system are also required.

Reason for prior to commencement condition

Because installation of drainage in the ground will be one of the initial works undertaken once the development commences and it will need to be ensured in advance of this that the proposed drainage scheme is adequate.

13

The development shall be implemented in complete accordance with the Final Drainage Scheme approved under condition 12.

14

Prior to commencement of development a detailed Drainage Construction Method Statement (DCMS) for the development shall be submitted to and approved in writing by the Local Planning Authority. In particular, the DCMS will confirm how the existing drainage crossing the site will be protected and maintained during works with reference to a scheme for diversion of the existing drainage with evidence of agreement with the drainage owner.

Reason for prior to commencement condition

Because initial ground works would impact on existing drainage beneath the site and could also generate new surface water flows, as such it will need to be demonstrated how these issues will be dealt with before any works to commence the development begin.

15

The DCMS approved under condition 14 shall be adhered to in full at all times during construction of the development.

Prior to commencement of the development hereby approved, a Construction Environment Management Plan shall be submitted to, and approved in writing by the Local Planning Authority. The Statement shall include details of the following:

- a. A Construction Traffic Management Plan (CTMP) including routing of vehicles
- b. details of site compounds
- c. means of travel and parking of vehicles for site operatives, contractors and visitors
- d. details of anticipated deliveries, loading and unloading of plant and materials
- e. storage of plant and materials used in constructing the development
- f. the erection and maintenance of security hoarding
- g. liaison with other contractors in the area
- h. wheel washing facilities and methods to prevent transfer of mud/debris to the highway
- i. a Dust Management Plan (DMP)
- j. a scheme for the recycling/disposing of waste arising from construction works.
- k. the sequencing of the implementation of the development
- l. measures to minimise noise during the construction phase including:
 - i. Selection of appropriate equipment and construction methods;
 - ii. Plant to be located as far away as is reasonably practicable from noise-sensitive receptors;
 - iii. Static plant/equipment fitted with suitable enclosures or screening where practicable;
 - iv. Temporary hoardings/screens around the site boundary or specific activities as appropriate;
 - v. Site personnel instructed on best practice to reduce noise and vibration as part of their induction training and as required prior to specific work activities;
 - vi. Appropriate management of working hours for noisier tasks; and
 - vii. Liaison with residents in advance of works commencing to provide information regarding the programme.
- m. Risk assessment of potentially damaging construction activities upon ecology/biodiversity.
- n. Identification of "biodiversity protection zones" e.g. tree protection zones;
- o. Practical measures (both physical measures and sensitive working practices) to avoid or reduce ecological/biodiversity impacts during construction (may be provided as a set of method statements).
- p. The location and timing of sensitive works to avoid harm to biodiversity features e.g. avoidance of vegetation clearance during the nesting bird season (March to September inclusive).
- q. Any times during construction when specialist ecologists need to be present on site to oversee works e.g. nesting bird checks for any vegetation clearance within the nesting bird season.
- r. Responsible persons and lines of communication for works affecting ecology/biodiversity.
- s. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- t. Use of protective fences, exclusion barriers and warning signs for ecology/biodiversity where appropriate.

Reason for prior to commencement condition

To safeguard the sensitive environmental features that have the potential to be affected by the construction of the proposed development. The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

17

The CEMP approved under condition 16 shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

18

Construction of the development hereby approved shall not commence until an Employment and Training Plan which is in accordance with the principles set out in the Council's Planning Obligation SPD (Targeted Recruitment and Training) December 2016, outlining the potential creation of employment and training opportunities, especially apprenticeships for local people during the construction phases of the development is submitted to and approved in writing by the Local Planning Authority.

19

The construction Employment and Training Plan shall be implemented in accordance with the details submitted and approved under condition 18.

20

No development shall commence above damp proof course until a crane method statement, has been submitted to and approved in writing by the Local Planning Authority, in consultation with Newcastle International Airport.

21

The development shall be carried out in complete accordance with the crane method statement approved under condition 20.

22

In undertaking the development that is hereby approved, unless otherwise agreed in writing with the Local Planning Authority: No external construction works, works of demolition, construction related deliveries, external running of plant and equipment shall take place other than between the hours of 0730 to 1800 on Monday to Friday and 0730 to 1400 on Saturday.

No internal works audible outside the site boundary shall take place on the site other than between the hours of 0730 to 1800 on Monday to Friday and 0800 to 1700 on Saturday.

No construction works or works of demolition whatsoever, including deliveries, external running of plant and equipment, internal works whether audible or not outside the site boundary, shall take place on Sundays, Public or Bank Holidays.

For the purposes of this condition, construction works are defined as: The carrying out of any building, civil engineering or engineering construction work involving the use of plant and machinery including hand tools.

23

Prior to first use of any part of the Hotel a Drainage Maintenance Plan (DMP) shall be submitted to and approved in writing by the Local Planning Authority. The DMP should include a site plan identifying ownership and responsibility for all drainage components and SuDs features within the site including diverted pipeline together with a maintenance schedule and inspection checklist. The DMP should identify any drainage components that may require replacement within the lifetime of development and a strategy for their renewal.

24

The development shall be carried out in complete accordance with the Drainage Maintenance Plan (DMP) approved under condition 23.

25

Prior to first occupation of the hotel hereby approved full details including the specification and precise locations (as identified on a plan and elevation drawing) of the integrated potential bat roost features (minimum 2no) and integrated bird nesting features (minimum 4no, including features suitable for use by house sparrow *Passer domesticus* and swift *Apus apus*) shall be submitted to and approved in writing by the local planning authority, along with a commitment that thereafter the approved Bat Roost Features and Bird Nesting Features shall be provided in full and retained for the life of the development.

26

The bat roosting and bird nesting features approved under condition 25 shall be installed as part of the development prior to first occupation of the hotel hereby approved and shall be retained for the lifetime of the development.

27

Prior to first occupation of the Hotel hereby approved, a lighting design strategy for biodiversity (prepared in consultation with a Suitably Qualified Ecologist) for the site shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a. Identify those areas/features on site or adjacent to site that are particularly sensitive for bats and that are likely to cause disturbance in or around their resting places (including any bat roost features installed as part of the proposals) or along important routes used to access key areas of their territory, for example, for foraging; and
- b. Show how and where external lighting will be installed (through the provision lighting contour plans and technical specifications where appropriate) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

28

All external lighting shall be installed in accordance with the specifications and locations approved under condition 27 prior to first use of the hotel hereby approved and shall be maintained thereafter in accordance with the strategy. Under no

circumstances should any other external lighting be installed without prior consent from the local planning authority.

29

Notwithstanding the submitted details, prior to the commencement of any external landscaping works details of a biodiversity net gain compensatory scheme, including the means of on and off site delivery, which delivers a measurable net gain of at least 7.5% for biodiversity, as demonstrated through application of a Defra Biodiversity Net Gain Metric 3.1, to be delivered on suitable land, and including timescales for delivery and measures for maintenance and monitoring protocols, shall be submitted to and approved in writing by the Local Planning Authority.

30

Notwithstanding the submitted information, prior to the commencement of any external landscaping works full details of the on site soft landscaping and areas of habitat creation, including timetables for implementation, planting species, sizes, layout, densities, numbers, planting procedures or specification and the establishment regime, including watering, rabbit protection, tree stakes, guards etc. shall be submitted to and approved in writing by the local planning authority.

31

Use of the Hotel hereby approved shall not commence until a detailed management plan, annual maintenance programme, monitoring protocol and arrangements to address any defects/issues adversely impacting the value and function of the soft landscaping and/or habitats provided on site have been submitted to and approved in writing by the Local Planning Authority.

32

The approved biodiversity net gain compensation scheme, including both on and off site measures, shall be implemented in full accordance with the measures and timetables approved under conditions 29-31, and maintained thereafter for a minimum of 30 years.

33

Prior to installation of any external finishing materials to the hotel building details of the make, colour and texture of all walling and roofing materials shall be submitted to and approved in writing by the Local Planning Authority.

34

The external materials for the hotel building approved under condition 33 shall be implemented in full accordance with the approved details as part of the development.

35

Notwithstanding the submitted plans prior to the commencement of any external landscaping works a hard landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The hard landscaping scheme shall include precise details of:

a. the specification, appearance and siting of all new hard surfacing materials, both within and outside the extent of the public highway, shall be submitted to and

approved in writing by the Local Planning Authority. The existing highway layout, both public and private, should be superimposed onto a drawing of the proposed hard surfacing treatments for clarity to ensure there is no encroachment of existing features. Details of the interface between the public and private realm and confirmation of all proposed footway widths shall be provided. Proposed hard surfacing materials should follow the established Gateshead Quays palette.

b. all retaining walls and structures, including location, materials, levels, sections and method of construction adjacent to the existing public and private highway.

c. Other hard landscaping features including but not limited to steps, ramps, non-retaining walls, raised beds, external seating, street furniture and wind mitigation screens. All features should follow the established Gateshead Quays palette.

36

The hard landscaping scheme approved under condition 35 shall be implemented in full accordance with the approved details prior to first occupation of the hotel hereby approved.

37

Notwithstanding the submitted plans prior to the commencement of any works to form the pick up and drop off facility on Quarryfield Road and associated features precise details of the pick up and drop off facility , including layout and tie-in; materials; levels; drainage; streetlighting; signs; street furniture; and amendments to existing traffic calming features and road markings on Quarryfield Road shall be submitted to and approved in writing by the Local Planning Authority.

38

The pick up and drop off facility on Quarryfield Road shall be constructed in complete accordance with the details approved under condition 37 and made available for use prior to first occupation of the hotel hereby approved and retained thereafter for the lifetime of the development.

39

Notwithstanding the submitted details, prior to first use of the hotel hereby approved precise details of the location, type, material, fixings and spacing of short stay and long stay cycle stands, secure and weather resistant long stay cycle enclosure, storage facilities for equipment and accessories and routes to access cycle parking shall be submitted to and approved in writing by the Local Planning Authority. A minimum of 28 no. long stay cycle spaces and a ratio of 2 no. short stay cycle spaces per 50sqm of public floor space available to non-residents shall be provided.

40

The long and short stay cycle parking facilities, storage facilities for equipment and accessories and routes to access cycle parking shall be implemented in complete accordance with the details approved under condition 39, made available for use prior to first occupation of the hotel hereby approved and retained thereafter for the lifetime of the development.

41

Notwithstanding the submitted plans a shared use cycle and pedestrian path shall be provided from the junction of Hawks Road and Quarryfield Road tying into the existing segregated footway and cycleway on Quarryfield Road to the south of the site in front of the Riga Building. Prior to first use of the hotel precise details of the shared use path, including layout and tie-in; materials; levels; drainage; streetlighting; and signs shall be submitted to and approved in writing by the Local Planning Authority.

42

The shared use cycle and pedestrian path on Quarryfield Road shall be implemented in complete accordance with the details approved under condition 41, made available for use prior to first occupation of the hotel hereby approved and retained thereafter for the lifetime of the development.

43

Notwithstanding the submitted details, prior to the commencement of any works to form the service yard and associated vehicle access precise details of proposed levels and sections for the service yard ramp shall be submitted to and approved in writing by the Local Planning Authority.

44

The service yard ramp shall be constructed in accordance with the details approved under condition 43, made available for use prior to first occupation of the hotel hereby approved and retained as such thereafter.

45

Prior to first use of the hotel hereby approved, a Delivery and Refuse Management Strategy (DRMS) shall be submitted to and approved in writing by the Local Planning Authority. The DRMS shall ensure the development does not result in any adverse impacts to other users of the Baltic Quarter access road and should include a schedule of anticipated deliveries; an explanation of how the maximum size of vehicles will be controlled; and how the area will be kept clear and operate in a safe manner at all times.

46

The DRMS approved under condition 45 shall be adhered to in full at all times when the hotel is operational for the lifetime of the development.

47

Unless otherwise agreed in writing with the Local Planning Authority, full details of the following pedestrian improvement measures together with a timetable for their delivery to support the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development:

a. Mill Road/Quarryfield Road/Hawks Road junction signal timings and layout changes; and

b. A way-marking strategy directing pedestrians between the development site and Gateshead interchange/town centre, as well as through the site and to and from car parks.

48

The details approved under condition 47 shall be implemented in accordance with the approved timetable and retained as such thereafter.

49

The hotel hereby approved shall not be occupied until a Full Travel Plan for staff, hotel guests and visitors has been submitted to and approved in writing by the Local Planning Authority. The Full Travel Plan shall detail the delivery mechanism for its implementation in order to provide for but not limited to the following measures:

- a. An assessment of the site, including the transport links to the site, on site facilities, any transport issues and problems, barriers to non-car use and possible improvements to encourage walking, cycling and bus use.
- b. Appointment of a travel plan co-ordinator and identification of associated budget
- c. Clearly defined objectives, targets and indicators
- d. Details of proposed measures
- e. Detailed timetable for implementing measures
- f. Proposals for maintaining momentum and publicising success
- g. A programme of continuous review of the approved details of the Travel Plan and the implementation of any approved changes to the plan.
- h. Commitment to the use of the Council's preferred monitoring database
- i. Details of any complementary or discounted travel tickets for employees

50

Within 18 months of the date of approval of condition 49, evidence of the implementation of the Travel Plan approved under condition 49 over a minimum period of 12 months, and any necessary revisions, shall be submitted to the Local Planning Authority for consideration.

51

The Full Travel Plan approved under condition 49 shall be implemented on commencement of the use of the hotel hereby approved. The Full Travel Plan and any revisions approved under conditions 49 and 50 shall be wholly implemented in accordance with the approved details for the lifetime of the development.

52

No roof top plant shall be installed until precise details of plant noise mitigation and an updated noise impact assessment demonstrating noise levels would not be greater than those specified in Section 5.3 of the Noise Impact Assessment (Cundall, Document Ref: GQH-CDL-ZZ-XX-RP-AS-45220 Rev P03, dated: 8 February 2023) at sensitive receptors.

53

Noise mitigation approved under condition 52 shall be installed prior to first use of any roof top plant and maintained in accordance with the manufacturer's specification for the lifetime of the development.

54

No new cooking or extraction/ventilation equipment associated with the hotel hereby approved shall be installed until final details of such equipment (including measures for maintenance) have been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include details of proposed flue(s), all proposed cooking processes, a plan of the proposed ventilation system, odour and noise abatement measures including the location and details of the filters, fans and flues and the manufacturers' recommendations concerning frequency and type of maintenance.

55

The extraction and ventilation equipment approved under condition 54 shall be installed and maintained in accordance with the approved details for the lifetime of the development.

A written record of any maintenance shall be retained on site and be made available for inspection by the Local Planning Authority upon request.

56

The development hereby approved shall incorporate glazing to all windows and glazing with sound reduction values equal to or better than the levels set out in table 6-1 of the Noise Impact Assessment (Cundall, Document Ref: GQH-CDL-ZZ-XX-RP-AS-45220 Rev P03, dated: 8 February 2023).

57

A scheme for public art that reflects the approach, opportunities and scope advocated in the Artwork strategy in Section 5.12 of the Design and Access Statement (Ref: NGQ-AHR-HT-ZZ-RP-A-08700 Rev P4, dated: 25.11.2022) shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

58

The public art approved under condition 57 shall be implemented in complete accordance with the approved details prior to first use of the hotel hereby approved and retained for the lifetime of the development.

59

Prior to first occupation of the Hotel hereby approved, an updated Wind Microclimate Assessment shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of further mitigation measures proposed, such as wind mitigation screens, and further wind modelling taking into account landscaping surrounding the Multi Storey Car Park to the east of the site.

60

The wind mitigation approved under condition 59 shall be implemented in full in accordance with the agreed details prior to first occupation of the Hotel.

61

Unless otherwise agreed in writing by the local planning authority, prior to first occupation of the hotel hereby approved, an Employment and Training Plan which is in accordance with the principles set out in the Council's Planning Obligation SPD (Targeted Recruitment and Training) December 2016 , which sets out the potential creation of employment and training opportunities, especially apprenticeships for local people during the operation of the hotel shall be submitted to and approved in writing by the Local Planning Authority.

62

The hotel operation Employment and Training Plan shall be implemented in accordance with the details submitted and approved under condition 61.

