

Date of Committee: 12 July 2023

Application Number and Address:

DC/23/00094/FUL
 Oakfield House
 Gateshead Road
 Sunnyside
 NE16 5LQ

Applicant:

Mr John Plummer

Proposal:

Erection of a single two-storey dwelling-house (Use Class C3) with associated access, and surrounding gardens and curtilage areas across remaining parts of site with detached garage block (resubmission with revised highways work and ecology assessments). (Additional information received on 20/04/23 and 09/05/2023) (Amended site location plan received 04/07/2023)

Declarations of Interest:

Name

Nature of Interest

None

None

List of speakers and details of any additional information submitted:

Cllr J Wallace spoke in favour of the application.

Dr A Lang (Agent) spoke in favour of the application.

Decision(s) and any conditions attached:

Having regards to the new information submitted, Members indicated that they were "minded to approve" the application (contrary to officer recommendation) subject to planning conditions. It was agreed that the application be deferred to enable officers to consider what planning conditions would be necessary, with the view to bringing the application back to the Committee at a later date.

Any additional comments on application/decision:

The application was deferred.

Date of Committee: 12 July 2023

Application Number and Address:

DC/23/00275/FUL
Site bounded by Mill Road, Hawks Road and
South Shore Road
Gateshead

Applicant:

C/O Agent

Proposal:

Erection of an indoor events arena, conference and exhibition centre including meeting rooms and associated facilities, provision of drinking establishments, retail and leisure floorspace, and outside performance square with landscaping, public realm and infrastructure works as well as associated engineering operations, security measures and signalised crossings.

Declarations of Interest:

Name

Nature of Interest

List of speakers and details of any additional information submitted:

Condition Updated

Further to the recommendation set out in Paragraph 7.0 of the main report, Officers recommend that condition 52 is updated to:

Notwithstanding the details on the submitted plans, final details of secure cycle parking for each phase of development, comprising at least 42 bicycles across the entire site for use by visitors within external areas, and secure and weatherproof parking for at least 40 long stay staff bicycles across the entire site, together with locker and shower facilities, shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the phase of the development to which they relate.

This is to ensure the wording of this conditions reflects the phased nature of the development.

Verbal Update given to Committee – changes to wording in conditions 52 &75 to be noted

Decision(s) and any conditions attached:

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:

GHQ-PIE-PB-ZZZZ-DR-L-P-2507 Rev P2 - Coal Drops Sections
GHQ-PIE-PB-ZZZZ-DR-L-P-2506 Rev P2 - Indicative Brown and Green Roof
Layouts
GHQ-PIE-PB-ZZZZ-DR-L-P-2503 Rev P2 - HVM Bund Indicative Detail
GHQ-PIE-PB-ZZZZ-DR-L-P-2501 Rev P2 - Podium Walk & Arrival Plaza Detail
Area
GHQ-PIE-PB-ZZZZ-DR-L-P-2401 Rev P2 - Linear Park Detail Area
GHQ-PIE-PB-ZZZZ-DR-L-P-2301 Rev P2 - Baltic Square & South Shore Road
Detail Area
GHQ-PIE-PB-ZZZZ-DR-L-P-2201 Rev P2 - Coal Drops Detail Area
GHQ-PIE-PB-ZZZZ-DR-L-P-2101 Rev P2 - Performance Square Detail Area
GHQ-PIE-PB-ZZZZ-DR-L-P-1503 Rev P1 - Wind Mitigation Strategy
GHQ-PIE-PB-ZZZZ-DR-L-P-1501 Rev P2 - Site Wide Furniture Strategy
GHQ-PIE-PB-ZZZZ-DR-L-P-1401 Rev P2 - Levels - Site Wide
GHQ-PIE-PB-ZZZZ-DR-L-P-1303 Rev P1 - Tree & Vegetation Removals
GHQ-PIE-PB-ZZZZ-DR-L-P-1302 Rev P1 - Planting Typologies
GHQ-PIE-PB-ZZZZ-DR-L-P-1301 Rev P2 - Softworks - Site Wide
GHQ-PIE-PB-ZZZZ-DR-L-P-1201 Rev P2 - Hardworks - Site Wide
GHQ-PIE-PB-ZZZZ-DR-L-P-1101 Rev P2 - External Works General Arrangement
GHQ-PIE-PB-ZZZZ-DR-L-P-1002 Rev P1 - Site Wide Security Strategy
GHQ-PIE-PB-ZZZZ-DR-L-P-1001 Rev P2 - Site Boundaries
GHQ-HOK-ZZ-ZZZZ-DR-A-9604 Rev P1 - Gateshead Quays - Exhibition Halls
Section 03 - Arena
GHQ-HOK-ZZ-ZZZZ-DR-A-9603 Rev P1 - Gateshead Quays - Exhibition Halls
Section 02 - Multipurpose Halls
GHQ-HOK-ZZ-ZZZZ-DR-A-9601 Rev P1 - Gateshead Quays - Masterplan:
Contextual Sections
GHQ-HOK-ZZ-ZZZZ-DR-A-9506 Rev P2 - Gateshead Quays - Arena: Elevation
Arena 02
GHQ-HOK-ZZ-ZZZZ-DR-A-9506 Rev P1 - Arena: Elevation - Arena 02
GHQ-HOK-ZZ-ZZZZ-DR-A-9504 Rev P2 - Gateshead Quays - Arena: Elevation -
Arena 01
GHQ-HOK-ZZ-ZZZZ-DR-A-9504 Rev P1 - Arena: Elevation - Arena 01
GHQ-HOK-ZZ-ZZZZ-DR-A-9503 Rev P2 - Gateshead Quays - Exhibition Halls:
Elevation - Co-ex BOH
GHQ-HOK-ZZ-ZZZZ-DR-A-9503 Rev P2 - Gateshead Quays - Exhibition Halls:
Elevation - Co-ex BOH
GHQ-HOK-ZZ-ZZZZ-DR-A-9502 Rev P2 - Gateshead Quays - Exhibition Halls:
Elevation - Co-ex 01
GHQ-HOK-ZZ-ZZZZ-DR-A-9502 Rev P1 - Exhibition Halls: Elevation - Co-ex 01
GHQ-HOK-ZZ-ZZZZ-DR-A-9501 Rev P2 - Gateshead Quays - Masterplan:
Contextual Elevations
GHQ -HOK -ZZ -ZZZZ -DR - A -9104 Rev P2 - Gateshead Quays - Site Information:
Proposed Site Plan
GHQ -HOK -ZZ -ZZZZ -DR - A -9101 Rev P2 - Gateshead Quays - Site Information:
Site Location Plan
GHQ -HOK -ZZ -ZZ55 -DR - A -9208 Rev P2 - Gateshead Quays - Masterplan: GA
Plan - LVL. ZZ55 - Arena Roof

GHQ -HOK -ZZ -ZZ46 -DR - A -9207 Rev P2 - Gateshead Quays - Masterplan: GA Plan - LVL. ZZ46 - Arena Plant

GHQ -HOK -ZZ -ZZ22 -DR - A -9204 Rev P2 - Gateshead Quays - Masterplan: GA Plan - LVL. ZZ22 - Arena Event Floor

GHQ -HOK -ZZ -ZZ13 -DR - A -9202 Rev P2 - Gateshead Quays - Masterplan: GA Plan - LVL. ZZ13 - Conference Rooms

GHQ -HOK -ZZ -ZZ08 -DR - A -9201 Rev P2 - Gateshead Quays - Masterplan: GA Plan - LVL. ZZ08 - Co-ex Entrance

GHQ -HOK -AR -ARUR -DR - A -9308 Rev P1 - Gateshead Quays - Arena: GA Plan - LVL. ARUR - Bowl Roof

GHQ -HOK -AR -ARRF -DR - A -9307 Rev P1 - Gateshead Quays - Arena: GA Plan - LVL. ARRF - Roof Plant

GHQ -HOK -AR -AR07 -DR - A -9306 Rev P1 - Gateshead Quays - Arena: GA Plan - LVL. AR04 - MEP Plant

GHQ -HOK -AR -AR06 -DR - A -9305 Rev P1 - Gateshead Quays - Arena: GA Plan - LVL. AR03 - Main Concourse

GHQ -HOK -AR -AR02 -DR - A -9304 Rev P1 - Gateshead Quays - Arena: GA Plan - LVL. AR02 - Services Mezzanine

GHQ-HOK-AR-AR01-DR-A-9303 Rev P1 - Gateshead Quays - Arena: GA Plan - LVL. AR01 - Entrance and VIP

GHQ-HOK-AR-AR00-DR-A-9302 Rev P1 - Gateshead Quays - Arena: GA Plan - LVL. AR00 - Event Floor

GHQ-HOK-ZZ-ZZZZ-DR-A-9602 Rev P1 - Gateshead Quays - Exhibition Halls: Section 01 - Conference Halls and Galleria

GHQ -HOK -CX -CXRF -DR - A -9407 Rev P1 - Gateshead Quays - Exhibition Halls: GA Plan - LVL. CXRF - Co-ex Halls Roof

GHQ -HOK -CX -CX05 -DR - A -9406 Rev P1 - Gateshead Quays - Exhibition Halls: GA Plan - LVL. CX05 - Plenary and Plant Deck

GHQ -HOK -CX -CX04 -DR - A -9405 Rev P1 - Gateshead Quays - Exhibition Halls: GA Plan - LVL. CX04 - Galleria and Plant Deck

GHQ-HOK-CX-CX03-DR-A-9404 Rev P1 - Gateshead Quays - Exhibition Halls: GA Plan - LVL. CX03 - Exhibition Halls Concourse

GHQ-HOK-CX-CX01-DR-A-9402 Rev P1 - Gateshead Quays - Exhibition Halls: GA Plan - LVL. CX01 - Convention Centre Medium Rooms

GHQ-HOK-CX-CX00-DR-A-9401 Rev P1 - Gateshead Quays - Exhibition Halls: GA Plan - LVL. CX00 - Entrance, Box Office and Retail

GHQ-HOK-AR-CX03-DR-A-9301 Rev P1 - Gateshead Quays - Arena: GA Plan - LVL. CX03 - Back of House & Admin B. Entrance

GHQ -HOK -ZZ -ZZ35 -DR - A -9206 Rev P2 - Gateshead Quays - Masterplan: GA Plan - LVL. ZZ35 - Arena Main Concourse

GHQ -HOK -ZZ -ZZ26 -DR - A -9205 Rev P2 - Gateshead Quays - Masterplan: GA Plan - LVL. ZZ26 - Arena Entrance & VIP

GHQ-HOK-ZZ-ZZ18-DR-A-9203 Rev P2 - Gateshead Quays - Masterplan: GA Plan - LVL. ZZ18 - Co-ex Concourse Entrance

2

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

3

Prior to the commencement of any part of the development hereby approved a phasing plan detailing the extent of development within each phase of the overall development shall be submitted to and approved in writing by the Local Planning Authority.

Reason for prior to commencement condition

So that it can be established before any part of the development is constructed which elements will be carried out in which phase and relevant conditions can be discharged for each phase to which they relate.

4

Unless otherwise agreed in writing with the Local Planning Authority, the development shall be implemented in accordance with the phasing plan approved by condition 3.

5

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

- 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 and effluent from the construction site to the highway
- i) Dust Management Plan (DMP)
- j) Scheme for the recycling/disposing of waste arising from construction works
- k) 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 and nearby businesses in advance of works commencing to provide information regarding the programme.

- l) Risk assessment of potentially damaging construction activities upon ecology/biodiversity.
- m) Identification of "biodiversity protection zones"
- n) 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).
- o) 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).
- p) 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
- q) Responsible persons and lines of communication for works affecting ecology/biodiversity.
- r) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- s) Use of protective fences, exclusion barriers and warning signs for ecology/biodiversity where appropriate
- t) Management of Invasive Non Native Species.
- u) Preventing pollution upon sensitive receptors including the River Tyne
- v) Measures to control/minimise disruption to the highway network during peak periods

In addition, all works and ancillary operations in connection with site preparation works and the construction of the new development, including the use of any equipment or deliveries to the site shall be carried out only between 0700 hours and 1900 hours Monday to Friday, between 0800 hours and 1700 hours Saturday and at no time on Sundays or Bank Holidays unless otherwise approved in writing by the Local Planning Authority.

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.

6

The CEMP approved under condition 5 shall be adhered to and implemented throughout the construction period for each phase of development to which it relates strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

7

Notwithstanding the approved plans and with the exception of site levels at the interface with the public highway, prior to the commencement of any phase of development precise details of existing and proposed ground levels, finished floor levels, site sections and gradients within that phase shall be submitted to and approved in writing by the Local Planning Authority. All site levels at the interface

with the public highway shall be submitted to and approved in writing by the Local Planning Authority as part of the first phase.

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.

8

Each phase of development shall be implemented in complete accordance with the ground levels, finished floor levels, site sections and gradients approved under condition 7.

9

Prior to commencement of any part of the development a final detailed drainage scheme for the development shall be submitted to and approved by the Local Planning Authority in consultation with the LLFA. The drainage scheme shall include comprehensive use of SuDS across the entire development to deliver water quality, quantity, biodiversity and amenity benefits. Details of final levels and an assessment of exceedance flow shall be included in a supporting report to the drainage scheme together with drainage calculations, drawings and details.

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.

10

The development in each phase shall be implemented in complete accordance with the Final Drainage Scheme approved under condition 9.

11

Prior to commencement of any part of the development within a specific phase, an assessment of pre and post development groundwater flows of that phase based on site specific geological and hydrogeological information, together with a strategy detailing measures to ensure groundwater movement will not be adversely disrupted shall be submitted to and approved by the Local Planning Authority in consultation with the Lead Local Flood Authority.

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 ground water flows associated with the proposed drainage scheme is adequate.

12

The development in each phase shall be implemented in complete accordance with the pre and post development groundwater flow assessment and strategy approved under condition 11.

13

Prior to commencement of any specific phase of the development a detailed Drainage Construction Method Statement (DCMS) for that phase of the development shall be submitted to and approved by the Local Planning Authority in consultation with the LLFA. This shall include details of demonstrating that phase of development would be protected from the risk of surface water flooding from other parts of the site, bunds together with evidence of the capacity of the existing drainage network required as mitigation for overland flooding referred to in section 3.2 of the Flood Risk Assessment (GHQ-CDL-ZZ-ZZZZ-RT-C-01004, rev P03). All enabling works including final details of the diversion of existing drainage and evidence of agreement with existing drainage asset owners are to be included on the Drainage Construction Method Statement.

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.

14

The DCMS approved under condition 13 shall be adhered to in full at all times during construction of each phase of the development.

15

Construction of each phase of the development 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 for the phase of development to which it relates, especially apprenticeships for local people during the construction phases of the development is submitted to and approved in writing by the Local Planning Authority.

Reason for prior to commencement condition

To ensure details of employment and training opportunities for the construction phase are agreed before construction of the development begins.

16

The construction Employment and Training Plan shall be implemented for the duration of the construction of each phase of the development in accordance with the details submitted and approved under condition 15.

17

No development shall commence within any phase of the development located within Zone 1, as defined in the Coal Mining Risk Assessment in Section 8 of the Phase II Geotechnical and Geoenvironmental Assessment (February 2023, Cundall), until remedial stabilisation works to address land instability arising from shallow coal mining legacy in that phase of development, as set out in the above report have been carried out in full in that phase of development in order to ensure that the phase of development to which it relates is made safe and stable for the development proposed. The remedial works shall be carried out in accordance with authoritative UK guidance.

Reason for prior to commencement condition

Risks to the development from coal mining legacy features must be remediated before the development commences in order to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, from the beginning of construction works.

18

The outstanding remediation and mitigation schemes for each phase of development shall be carried out in complete accordance with the details set out in Appendix K1: Detailed Remediation & Verification Strategy: Report ref GHQ-CDL-ZZ-ZZZZ-SP-GE-60302rev P01 dated 3 March 2023. Following completion of the measures identified in the approved Remediation & Verification strategies a Full Verification Report that demonstrates the effectiveness of all the remediation works carried out (both prior to and post March 2023) in that phase of the development shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the phase of development to which it relates.

19

In the event that contamination is found at any time when carrying out the approved development that was not previously identified and/or anticipated in the approved Remediation & Verification Strategy, it must be reported in writing immediately to the Local Planning Authority. An updated investigation and risk assessment shall be undertaken and where remediation is necessary a revised remediation scheme shall be submitted to and approved in writing by the Local Planning Authority, prior to the additional remediation being commenced. Following completion of the measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority, in accordance with the approved Remediation verification measures, prior to first occupation of the development.

20

Prior to the first use of any phase of development in Zone 1, as defined in the Coal Mining Risk Assessment in Section 8 of the Phase II Geotechnical and Geoenvironmental Assessment (February 2023, Cundall), a signed statement or declaration prepared by a suitably competent person confirming that the specific phase of development within Zone 1 has been made safe and stable shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the completion of the remedial works and any mitigatory measures

within the relevant phase of development in Zone 1 necessary to address the risks posed by past coal mining activity. Signed statements or declarations for subsequent phases of development shall be submitted to and approved in writing prior to first use of relevant phase.

21

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

22

The external materials for each phase of development approved under condition 21 shall be implemented in full accordance with the approved details as part of the development.

23

Prior to its construction, details of the materials and external finish of the shared wall between the conference centre and arena that would become an internal wall on completion of the development, shall be submitted to and approved in writing by the Local Planning Authority.

24

The external detailing of the shared wall between the conference centre and arena shall be implemented in complete accordance with the details approved under condition 23.

25

A scheme for public art for each phase of development that reflects the approach, opportunities and scope advocated in the Gateshead Quays Artwork Opportunities Document (Planit-IE, 2023) shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the phase of development to which it relates.

26

The public art for each phase of development approved under condition 25 shall be implemented in complete accordance with the approved details prior to first use of the phase of development to which it relates and retained for the lifetime of the development.

27

Prior to the installation of any external plant, machinery or equipment in each phase of the development, full specification details shall be submitted to and approved in writing by the Local Planning Authority.

28

The details approved under condition 27 shall be implemented prior the first use of the phase of development to which they relate and retained as such for the life of that phase of development.

29

Full details of the noise mitigation signage for each phase of the development as detailed in tables paragraph G6.7 of Chapter G (Noise and Vibration) of the Environmental Statement 2023 shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the phase of development to which it relates.

30

The signage details approved in condition 29 shall be implemented in full prior to the first use of development to which they relate and retained for the lifetime of the development.

31

No part of the development shall be brought into use until the final report of the results of the archaeological fieldwork based on the Scheme of Archaeological Works Interim Report 5485 (Durham University Archaeological Services, 15 February 2021) and provision for analysis, publication and dissemination of results has been submitted to and approved in writing by the Local Planning Authority.

32

The final archaeological report agreed under condition 31 shall be analysed and published in accordance with the approved details.

33

Prior to first use of the conference centre, precise details of all wind mitigation identified as required in the Pedestrian Level Wind Microclimate Assessment (RWDI, Ref: RWDI #1904310, dated: 9 February 2023) in the phase of development in which the conference centre is situated shall be submitted to and approved in writing by the Local Planning Authority.

34

The wind mitigation for the conference centre phase approved under condition 33 shall be implemented in full in accordance with the agreed details prior to first use of the conference centre.

35

Prior to first use of the arena, an updated Wind Microclimate Assessment relating to the phase of development in which the arena is situated shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of further mitigation measures proposed in, such as wind baffles, and further wind modelling having regard to points 65 and 66 of the Pedestrian Level Wind Microclimate Assessment (RWDI, Ref: RWDI #1904310, dated: 9 February 2023).

36

The wind mitigation approved under condition 35 shall be implemented in full in accordance with the agreed details prior to first use of the arena phase of the development.

37

A lighting design strategy (prepared in consultation with a Suitably Qualified Ecologist) for each phase of the development shall be submitted to and approved in writing by the local planning authority prior to first use of the specific phase of development to which it relates. The strategy shall:

- a. Identify those areas/features on or adjacent to each phase that are ecologically sensitive and potentially vulnerable to light disturbance; and
- b. Provide details of how and where external lighting will be installed in each phase (through the provision of lighting contour plans and technical specifications) so that it can be clearly demonstrated that potential adverse impacts on sensitive ecological receptors resulting from external lighting will be avoided/minimised.
- c. Ensure external lighting does not result in any highway safety issues.

38

All external lighting shall be installed in accordance with the details approved under condition 37 for each phase of development prior to the phase to which it relates being brought into operation and shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed in any phase of the development without prior consent from the Local Planning Authority.

39

Notwithstanding the approved plans, prior to the commencement of any landscaping works in each phase of development, a hard and soft landscaping scheme for that phase of development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a) areas of habitat creation, planting species, sizes, layout, densities, numbers, planting procedures or specification and the establishment and maintenance regime
- b) the specification, appearance and siting of all new hard surfacing materials within and outside of the public highway and including the linear park
- c) precise footway widths
- d) retaining walls/structures
- e) street furniture
- f) external handrails and cycle channels
- g) a phasing plan and timetable for implementation of the above hard landscaping works

Hard surfacing materials and street furniture shall be consistent across all phases of the development and correspond to the wider palate in the Gateshead Quays area.

40

The hard and soft landscaping works shall be implemented in accordance with the details, phasing plan and timetable approved under condition 39 for each phase of development.

41

Prior to the installation of the covered walkway between the Sage Gateshead and the conference centre, precise details of the location, dimensions, appearance and materials for the walkway and a timetable for its implementation shall be submitted to and approved in writing by the Local Planning Authority.

42

The covered walkway shall be implemented in complete accordance with the details and timetable approved by condition 41.

43

Notwithstanding the approved plans, prior to the commencement of any landscaping works on the site, details of a biodiversity net gain compensation scheme, including the mechanism(s) for delivery of on and off site measures, which delivers a minimum net gain of 7.5% measured against the onsite baseline of 15.78 habitat units, as demonstrated through application of the Defra metric 3.0, to be delivered on suitable land, and including timescales for delivery, shall be submitted to and approved in writing by the Local Planning Authority.

44

No part of the development hereby approved shall be brought into operation until a detailed Habitat Management and Monitoring Plan, to include an annual maintenance plan capable of being rolled forward every 5 years and arrangements/person(s) responsible for identifying, reporting and addressing any defects/issues adversely impacting the value and function of landscaping and/or habitats provided on site has been submitted to and approved in writing by the Local Planning Authority.

45

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 39, 43 and 44, and maintained thereafter for a minimum of 30 years.

46

Notwithstanding the approved plans, prior to its installation, precise details of the specification and appearance of the staircase leading from South Shore Road to Performance Square, including demonstration of adequate sight visibility for users of HMS Calliope parking spaces on South Shore Road, shall be submitted to and approved in writing by the Local Planning Authority.

47

The staircase leading from South Shore Road to Performance Square shall be implemented in complete accordance with the details agreed by condition 46.

48

Prior to first use of each phase of the development a Drainage Maintenance Plan (DMP) for that phase of development 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 phase of development to which it relates 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.

49

Development of each phase shall be carried out in complete accordance with the Drainage Maintenance Plan (DMP) approved under condition 48.

50

Final details of a coach parking strategy that provides for the demand for coach parking serving the Gateshead Quays Framework Area as defined in Policy QB2 - Gateshead Quays Key Site (the Core Strategy and Urban Core Plan) including a review of existing Coach Parking at the Sage Gateshead shall be submitted to and approved in writing by the Local Planning Authority prior to first use of any part of the development hereby approved.

51

The strategy approved under condition 50 shall be implemented prior to first use of the development hereby approved and retained as such thereafter.

52

Notwithstanding the details on the submitted plans, final details of secure parking for at least 42 bicycles for use by visitors within external areas, and secure and weatherproof parking for at least 40 long stay staff bicycles together with locker and shower facilities, shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the development hereby approved.

53

Cycle parking approved under condition 52 shall be implemented prior to first use of each phase of development to which it relates and retained as such thereafter.

54

Prior to any service yard being brought into use a comprehensive servicing management plan for that service yard and the use to which it relates which clearly details how the service yards and service areas will operate and be managed shall be submitted to and approved in writing by the Local Planning Authority.

The submitted management plans shall also consider the operation of security/hostile vehicle mitigation (HVM) measures, and a HGV Movement Management Strategy between the development and suitable muster points/off-street parking areas, to ensure there is no material impact on the wider transport network together with a strategy outlining what measures can be put in place if problems do arise.

55

The details approved under condition 54 shall be implemented prior the first use of the phase of the development to which they relate and retained as such for the life of that phase of the development unless otherwise approved in writing by the Local Planning Authority.

56

Unless otherwise agreed in writing with the Local Planning Authority, prior to first use of the arena and conference service yards, plans for the marking out of bays within each of the service yards, based on the largest vehicles that would use them, to aid operation shall be submitted to and approved in writing by the Local Planning Authority.

57

The details approved under condition 56 shall be implemented prior the first use of the phase of the development to which they relate and retained as such for the life of that phase of the development unless otherwise approved in writing by the Local Planning Authority.

58

Prior to first use of any phase of the development a comprehensive Event Plan relating to that specific phase of development shall be submitted to and approved in writing by the Local Planning Authority.

The Event Plan shall include but not be limited to the following:

- a) An up-to-date assessment of on-street and off-street car parking in the surrounding area;
- b) road closures and diversion routes for general traffic and public transport;
- c) management of pick up and drop off by cars, coaches, taxis and private hire vehicles;
- d) management of traffic and pedestrians;
- e) temporary signs;
- f) enforcement; and
- g) Necessary legal mechanism.

59

Unless otherwise agreed in writing with the Local Planning Authority or in emergencies, each phase of the development shall operate in complete accordance with the event plan approved under condition 58 for that phase for the lifetime of the development.

60

Notwithstanding the approved plans, prior to the first use of any part of the development final details of the highway works proposed and the boundary between public highway and private realm on Hawks Road, Mill Road, South Shore Road and Abbots Road, including access points, enhancements to the public realm, changes to pedestrian and cycle provision, alterations/relocation of existing bus stops and the associated works subject to a 4 stage independent Road Safety Audit, a highway works phasing plan and timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority.

61

The highway works shall be implemented in accordance with the details, phasing plan and timetable approved under condition 60.

62

Notwithstanding the approved plans, prior to the first use of any part of the development, the final location and details together with a strategy for the installation, operation, a phasing plan and timetable for implementation, on-going maintenance, and future replacement or reinstatement costs of the proposed Hostile Vehicle Mitigation (HVM) and other security measures including walk through security scanners proposed for Hawks Road, Mill Road, South Shore Road, Abbots Road, and Eastgate including at the access and egress to the Arena and Co-Ex Service Yards and security gates/screens to the southern side of Maidens Walk, shall be submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing with the Local Planning Authority. The strategy shall include the making of any necessary changes to existing traffic regulation orders (TROs) and/or requirements for permanent or Temporary TROs or other necessary legal orders.

63

The Hostile Vehicle Mitigation (HVM) and other security measures shall be implemented in accordance with the details, phasing plan and timetable approved under condition 62.

64

Notwithstanding the approved plans, prior to first use of any part of the development final details of the lift between South Shore Road and Linear Park together with a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority.

65

The lift between South Shore Road and Linear Park shall be implemented in complete accordance with the details and timetable approved under condition 64. Unless otherwise agreed in writing with the Local Planning Authority the internal lifts at the northern entrance of the Co-Ex on South Shore Road and between South Shore Road and the Linear Park shall be accessible 24 hours a day, every day and shall be retained as such for the life of the development (other than for essential maintenance reasons) unless alternative suitable provision has been provided.

66

Unless otherwise agreed in writing with the Local Planning Authority from the date of first use of the conference centre or arena onwards, whichever is brought into use first, the route through the linear park shall be accessible 24 hours a day, every day as a permissive route and shall be retained as such for the life of the development (other than for essential maintenance reasons) unless alternative suitable provision has been provided.

67

A strategy to manage access via Maidens Walk from a highway to a permissive route to and from Hawks Road, Performance Square and Abbots Road in line with security proposals associated with large events shall be submitted to and approved in writing by the Local Planning Authority prior to first use of any part of the development hereby approved.

68

The details approved under condition 67 shall be implemented prior the first use of any part of the development and retained as such for the life of the development unless otherwise agreed in writing by the Local Planning Authority.

69

Unless otherwise agreed in writing with the Local Planning Authority, full details of the following pedestrian improvement measures together with a phasing plan and 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 any part of the development:

- 1) Measures to prevent general traffic using areas adjacent to the HVM measures on South Shore Road and Hawks Road immediately following the end of major events.
- 2) Mill Road / Quarryfield Road / Hawks Road junction signal timings and layout changes.
- 3) Toucan crossing on Hawks Road.
- 4) Increased footway widths on the north side of Hawks Road adjacent to the development.
- 5) Measures to manage Hawks Road and Quarryfield Road from the development to the entrances of the multi storey car park approved in planning permission DC/20/00698/FUL and Quarryfield Road car park respectively to ensure a safe environment for pedestrians post event travelling towards these car parks.
- 6) Traffic signal timing improvements for A167 crossing from East Street towards High Street to meet pedestrian flow requirements.
- 7) Introduction of signage/other measures to deter pedestrians crossing to the former Auto Trader site from Eastgate.
- 8) Review of signal timings and crossing layout at East Street to ensure timing and infrastructure are suitable for peak pedestrian demand.
- 9) Review of the existing two stage pedestrian crossing at the south end of the Tyne Bridge and implementation of improvements to ensure peak pedestrian demand can be accommodated.
- 10) A way-marking strategy directing pedestrians between the development site and Gateshead interchange/town centre, as well as though the site and to and from car parks.

70

The pedestrian improvement measures shall be implemented in complete accordance with the details, phasing plan and timetable approved under condition 69.

71

Unless otherwise agreed in writing with the local planning authority prior to first use of any specific phase of the development, final details of a public transport strategy for that phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The strategy should include:

- a) Operation of a public transport shuttle service between Gateshead Interchange and St Mary's Square including details of when this would operate

- b) Proposals for the diversion of existing services during events
- c) Communication proposals that will encourage use of public transport
- d) Final details of the real-time information at the foyer and at local bus stops proposed in paragraphs 9.13 and 9.15 of the Travel Plan (Vectos, Ref: VN222405, March 2023)
- e) Review of bus shelter provision and capacity on Hawks Road, Mill Road, South Shore Road, St Mary's Square and Wellington Street and any necessary bus shelter infrastructure improvements
- f) A plan and timetable for implementation for all public transport improvements

72

Unless otherwise agreed in writing with the local planning authority the public transport strategy, including provision for a public transport shuttle between Gateshead Interchange and St Mary's Square during major events, shall be implemented in accordance with the details, phasing plan and timetables approved by condition 71.

73

Final details of taxi infrastructure provision for both Hackney carriages and private hire vehicles and an associated management strategy to serve each phase of the development shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the phase of development to which they relate.

74

The taxi infrastructure provision and management strategy shall be implemented in accordance with the details approved by condition 73 prior to the first use of development to which they relate.

75

A traffic signal plan to best manage traffic movements at the beginning and end of events in consultation with appropriate stakeholders shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of any part of the development. This shall include:

- a) the following junctions:
 - i) Hawks Road/Quays Boulevard
 - ii) Hawks Road/Mill Road/Quarryfield Road
 - iii) Eastgate/East Street/Oakwellgate
 - iv) Oakwellgate/Quaysgate
 - v) East Street/A167
 - vi) Albany Road/Quays Boulevard/Quarryfield Road
 - vii) Albany Road/Park Lane/Park Road
- b) Final details of changes to the layout of Albany Road/Park Lane/Park Road junction to enable two lanes westbound onto Park Lane, and
- c) Final details of measures at Hawks Road/Quays Boulevard to control the flow of traffic travelling westbound onto Hawks Road at the end of events
- d) A phasing plan and timetable for delivery

76

The details approved under condition 75 shall be implemented in accordance with the approved timetable and retained as such for the lifetime of the development unless otherwise approved in writing by the local planning authority.

77

Notwithstanding the submitted details, prior to occupation of the arena, conference centre and retail units an individual and specific Occupier Travel Plan relating to that specific part of the development shall be submitted to and approved in writing by the Local Planning Authority.

Each Occupier Travel Plan shall include but not be limited to the following:

- 1) 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 sustainable travel.
- 2) Appointment of a named travel plan co-ordinator for a minimum of five years post full occupation of the development.
- 3) Clearly defined objectives, challenging targets and associated initiatives to help meet those targets, indicators and methods of measurement of success;
- 4) Measures to incentivise staff and visitors to travel to and from the site by sustainable means;
- 5) Details of any complementary or discounted travel tickets for staff and visitors;
- 6) Reduction in car usage and increased use of sustainable means;
- 7) An increase in environmentally friendly delivery and freight movements;
- 8) Details of measures identifying how the occupiers will manage demands relating to:
 - i) taxis and private hire vehicles
 - ii) drop off and pick up
 - iii) coach parking
 - iv) public transport
 - v) cycle parking
- 9) Identification of all the measures and timetable for implementation;
- 10) Proposals for maintaining momentum and publicising success;
- 11) A programme of continuous review of the approved details of the Occupier Travel Plan and the implementation of any approved changes to the plan.
- 12) Commitment to the use of the Council's preferred monitoring database
- 13) Identification of associated budget to carry out the above.

78

Within 18 months of the date of occupation of the part of the development to which the travel plan relates, evidence of the implementation of the Occupier Travel Plan approved under condition 77 over a minimum period of 12 months, and any necessary revisions, shall be submitted to the Local Planning Authority for consideration.

79

Each individual and specific Occupier Travel Plan approved under condition 77 shall be implemented on commencement of that specific part of the development

hereby approved. Each individual and specific Occupier Travel Plan and any revisions approved under conditions 77 and 78 shall be wholly implemented in accordance with the approved details for the lifetime of the development.

80

A review of the existing waiting and loading restrictions within the area shown on plan reference VN70892-D134 (Waiting Restrictions Review) bounded by the A167 in the west, Hillgate and South Shore Road in the north and east, and Quarryfield Road and Albany Road in the south and east, shall be submitted to and approved in writing by the Local Planning Authority prior to first use of any part of the development. The review shall identify if any changes need to be made to the waiting and loading restrictions in respect of taxis, drop off and pick up, coaches and delivery vehicles associated with the operation of the development and if required a timetable for delivering those changes.

81

The details approved under condition 80 shall be implemented in accordance with the approved timetable and retained thereafter unless otherwise approved in writing by the Local Planning Authority.

82

The arena and conference centre, whichever opens first, shall not be brought in to use until the multi storey car park approved in planning permission DC/20/00698/FUL is operational.

83

Unless otherwise agreed in writing by the Local Planning Authority, prior to first occupation of each phase of the development, 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, for the operation of the phase of development to which it relates shall be submitted to and approved in writing by the Local Planning Authority. A further Employment and Training Plan relating to subsequent phases of development shall subsequently be submitted to and approved in writing by the Local Planning Authority prior to the first use of the corresponding phase of the development.

84

The operational Employment and Training Plans shall be implemented for each operational phase in accordance with the details submitted and approved under condition 83.

85

Prior to the installation of any photovoltaic panels, precise details of specification and location of those photovoltaic panels shall be submitted to and approved in writing by the local planning authority.

86

Photovoltaic panels shall be installed in complete accordance with the details approved under condition 85.

Any additional comments on application/decision:

The application be granted.

Date of Committee:	
Application Number and Address:	Applicant:
Proposal:	
Declarations of Interest:	
Name	Nature of Interest
None	
List of speakers and details of any additional information submitted:	
Decision(s) and any conditions attached:	
Any additional comments on application/decision:	
None	