

<b>Date of Committee: Wednesday 9<sup>th</sup> August 2023</b>	
<b>Application Number and Address:</b>  DC/22/00299/FUL	<b>Applicant:</b>  Christine Mottershead
<b>Proposal:</b>  Demolition of existing library, removal of existing play area and hard standings. Erection of apartment block comprising 43 no. affordable rented flats and communal facilities and 12 no. affordable rented bungalows with associated access, parking, hard and soft landscaping. Installation of new play equipment and associated works between King James Hospital and Salvation Army, Sunderland Road (amended description 29.11.2022, 13.07.2023) (amended plans and additional information received 29.11.22, 22.02.2023, 06.04.2023, 13.07.2023).	
<b>Declarations of Interest:</b>	
<b>Name</b>	<b>Nature of Interest</b>
None	None
<b>List of speakers and details of any additional information submitted:</b>	
<p>As set out in the main report further public consultation has been carried out on the proposals for a new play area on the northern side of Sunderland Road between the existing King James Hospital premises and the Salvation Army. This expired on 9 August 2023.</p> <p>Following publication of the main report 1 no. further letter of objections has been received raising the following points:</p> <ul style="list-style-type: none"> <li>- Additional noise</li> <li>- Disturbance early mornings/late evenings</li> <li>- Inadequate car parking to serve the development and associated overspill parking on the public highway</li> <li>- Increase of traffic</li> <li>- Loss of trees</li> <li>- Out of character with street scene</li> <li>- Overdevelopment</li> <li>- There are other brownfield sites that could be used for housing development</li> </ul>	
<b>Decision(s) and any conditions attached:</b>	
<p>Minded to GRANT planning permission, subject to planning conditions and subject to further representations and consultations that may be received before the current publicity/notification period ends (9 August 2023), and that the Service Director of Climate</p>	

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 (Dwg. No. 0005 Rev P05)  
Proposed Site Plan (Dwg. No. 001129 Rev P029)

Proposed Site Sections (Dwg. No. 0015 Rev P02)  
Site Sections 1 of 2 (Dwg. No. SK02)  
Site Sections 2 of 2 (Dwg. No. SK03)

Bin Store (0022 Rev P01)  
Boundary Plan (00204 Rev P04)  
'Kompan' General Layout plan (Dwg. No. SC15849-01).

Proposed Lower Ground Floor Plan (Dwg. No. 0111 Rev P06)  
Proposed Ground Floor Plan (Dwg. No. 0112 Rev P06)  
Proposed First Floor Plan (Dwg. No. 0113 Rev P06)  
Proposed Second Floor Plan (Dwg. No. 0114 Rev P06)  
Proposed South and West Elevations (Dwg. No. 0132 Rev P05)  
Proposed North and East Elevations (Dwg. No. 0131 Rev P05)  
Typical 2 bed apartment layout (Dwg. No. 0117 Rev P05)  
Typical 1 bed apartment layout (Dwg. No. 0116 Rev P05)  
Proposed Roof Plan (Dwg. No. 0115 Rev P06)

Typical 1 bed Bungalow Plans (Dwg. No. 0122 Rev P04)  
Typical 2 bed Bungalow Plans (Dwg. No. 0124 Rev P04)  
Typical 2b3p bungalow - Ground Floor Plan (Dwg. No. 0152 Rev P01)  
Typical 1b2p bungalow - Ground Floor Plan (Dwg. No. 0151 Rev P01)

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

Prior to commencement of any part of the residential development (except for the installation of tree protection measures) a Demolition and Construction Management Plan (DCMP) shall be submitted to and approved in writing by the Local Planning Authority. The DCMP shall include the following:

a) Vehicle access and parking locations for site operatives and visitors;

- b) Measures to control the emission of dust, dirt and noise and vibration during demolition and construction;
- c) A scheme for recycling/disposing of waste resulting from construction works;
- d) Measures for the protection of heritage assets, namely the stone walls to the north, south and west boundaries and the Victorian drinking fountain to the north boundary;
- e) Location and layout of compound areas for the storage of plant and materials to be used in construction

#### Reason for pre-commencement condition

The demolition and construction management plan must be submitted and approved in writing before the residential 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 and heritage assets.

4

The DCMP approved under condition 3 shall be adhered to and implemented at all times throughout the demolition and construction period of the residential development in accordance with the approved details.

5

All external works and ancillary operations in connection with the construction of the development, including deliveries to the site and installation of play equipment, shall be carried out only between 0800 hours and 1800 hours on Mondays to Fridays, between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

6

Prior to commencement of any part of the residential development (including demolition, ground works, vegetation clearance) a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities;
- b) Identification of "biodiversity protection zones" e.g. tree protection zones;
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- d) The location and timing of sensitive works to avoid harm to biodiversity features. e.g. no vegetation clearance to be undertaken between March and September (inclusive) unless immediately preceded by a nesting bird check undertaken by a suitably qualified ecologist;
- e) Any times during construction when specialist ecologists need to be present on site to oversee works;
- f) Responsible persons and lines of communication;
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
- h) Use of protective fences, exclusion barriers and warning signs.

Reason for pre-commencement

To satisfy the Local Planning Authority that the development can be carried out in a manner which avoids harm to biodiversity. 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 biodiversity.

7

The CEMP approved under condition 6 shall be adhered to and implemented throughout the construction period of the residential development strictly in accordance with the approved details.

8

Prior to commencement of the residential development a final detailed drainage scheme for the development and timetable for implementation shall be submitted to and approved by the Local Planning Authority in consultation with the LLFA.

The drainage scheme shall include a final detailed drainage plan and supporting drainage calculations together with site specific cross sections through all key drainage components (sewers, detention basin, flow control chamber, permeable paving).

The final detention basin design should demonstrate that it satisfies hydraulic objectives, will be compatible with the landscaping scheme and will maximise biodiversity benefits to the site and environs.

Reason for pre-commencement

In order to ensure that the site layout can accommodate appropriate drainage measures prior to the commencement of the construction of the development.

9

The drainage scheme shall be implemented in complete accordance with the details and timetable approved under condition 8.

10

Prior to commencement of the residential development a detailed Drainage Construction Method Statement (DCMS) for the development shall be submitted to and approved by the Local Planning Authority. In particular, details of how the basin retaining wall and embankment features are to be constructed shall be provided together with confirmation of the strategy for managing surface water runoff prior to the development drainage system being commissioned.

Reason for pre-commencement

In order to ensure that the site layout can accommodate appropriate drainage measures prior to the commencement of the construction of the development.

11

The DCMS approved under condition 10 shall be adhered to in full at all times during construction of the residential development hereby approved.

12

The residential development hereby approved shall be undertaken in complete accordance with the Arboricultural Method Statement (Elliott Consultancy Ltd, Ref: ARB/CP/2338, November 2022).

No construction work shall take place, nor any site cabins, materials or machinery be brought on site, until all trees and hedges, indicated on the tree protection plan in Appendix 3 of the Arboricultural Method Statement as to be retained, are protected by the erection of fencing, placed as indicated on the plan and comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, and supporting temporary welded mesh fencing panels or similar approved in accordance with BS.5837:2012.

Protective fencing shall remain in place for the duration of all construction works on the site.

No operations whatsoever, no alterations of ground levels, and no storage of any materials are to take place inside the protective fencing, and no work is to be done such as to affect any tree.

No removal of limbs of trees or other tree work other than that detailed in the Arboricultural Impact Assessment shall be carried out on the site.

No underground services trenches or service runs shall be laid out in root protection areas, as defined on the Tree Protection Plan.

Reason for pre-commencement

To satisfy the Local Planning Authority that the development can be carried out in a manner that protects existing trees and hedges within and adjacent to the site. The protection measures are fundamental to the protection of the trees and hedges and must be in place prior to development starting on site.

13

The replacement play area shall be installed in accordance with the principals established on the 'Kompan' General Layout plan (Dwg. No. SC15849-01).

Prior to removal of the existing play area final details of the replacement play area to be installed shall be submitted to and approved in writing by the Local Planning Authority.

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14

The replacement play area approved under condition 13 shall be installed in full accordance with the details approved under condition 13 and made available for public use, prior to removal of the existing play area.

15

Notwithstanding the approved plans, no external materials shall be used on site until final details of the materials to be used have been submitted to an approved in writing by the Local Planning Authority.

16

The external materials approved under condition 15 shall be implemented in full accordance with the approved details.

17

Notwithstanding the approved plans, prior to the installation of any boundary treatment within the residential development a fully detailed scheme for boundary treatments in the residential development shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall provide details of the type, position, design, dimensions and materials of the boundary treatment.

18

The boundary treatments approved under condition 17 shall be implemented in full accordance with the approved details.

19

Notwithstanding the approved plans, prior to the commencement of any works to create a new opening within the north boundary wall of the residential development site, final details of the opening to be created shall be submitted to and approved in writing by the Local Planning Authority.

20

The opening in the north boundary wall of the residential development site shall be implemented in accordance with the details approved under condition 19.

21

Notwithstanding the approved plans, prior to first installation of any air source heat pumps, final details of the specification and number of pumps to be installed and measures for the mitigation of noise (including boundary fencing) shall be submitted to and approved in writing by the Local Planning Authority.

22

The equipment and mitigation measures approved under condition 21 shall be installed and operated in accordance with the approved details and shall be retained as such thereafter.

23

Works shall not progress above damp proof course until a noise mitigation strategy for the residential development has been submitted to and approved in writing by the Local Planning Authority.

The strategy shall include final details of façade design and ventilation for the proposed development and any mitigation measures necessary to achieve appropriate noise levels.

24

The noise mitigation strategy approved under condition 23 shall be implemented in full accordance with the approved details prior to first occupation of the residential development hereby approved and shall be retained for the lifetime of the development.

25

Notwithstanding the approved plans, prior to the commencement of any landscaping works, a hard and soft landscaping scheme for the residential 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 with a focus on locally native 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
- c) retaining walls/structures
- d) steps and the proposed ramp
- e) street furniture
- f) a timetable for implementation

26

The hard and soft landscaping works shall be implemented in accordance with the details and timetable approved under condition 25.

27

Prior to first occupation of any part of the residential development hereby approved the brick utility structure to the south east corner of the site adjacent to the junction with Herbert Street shall be removed.

28

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.

29

Digital infrastructure shall be implemented as part of the development in complete accordance with the details approved under condition 28.

30

Prior to first occupation of the residential development hereby approved, details of a scheme for the provision of on and off site public open space (to deliver public open space to the equivalent of 1.99ha per 0.48ha), and timescales for delivery, shall be submitted to and approved in writing by the Local Planning Authority.

31

The scheme for the provision of public open space approved under condition 30 shall be implemented in accordance with the approved details and maintained as such for the lifetime of the development.

32

Prior to first occupation of any part of the residential development hereby approved a scheme of highway works including the following shall be submitted to and approved in writing:

- a) Removal of existing parking bays on Herbert Street and replacement with no waiting at any time (double yellow line) restrictions, including a new/amended Traffic Regulation Order (TRO).
- b) Upgraded waiting restrictions on Sunderland Road to introduce a loading ban along the site frontage.

33

The highway works shall be implemented in complete accordance with the details approved under condition 32 prior to first occupation of any part of the residential development.

34

Notwithstanding the submitted details, prior to first occupation of any part of the residential development hereby approved precise details of the location and specification of secure and weather resistant cycle parking shall be submitted to and approved in writing by the Local Planning Authority.

35

Cycle parking facilities shall be implemented in complete accordance with the details approved under condition 34, made available for use prior to first occupation of any part of the residential development and retained thereafter for the lifetime of the development.

36

The residential development hereby approved shall not be occupied until a Travel Plan has been submitted to the Local Planning Authority for consideration. The Travel Plan shall include:

- (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 councils preferred monitoring database



(i) Consideration of provision of introductory travel tickets for residents

37

Within 24 months of the date of approval of condition 36, evidence of the implementation of the Travel Plan approved under condition 36 over a minimum period of 12 months following final completion, and any revisions, shall be submitted to the Local Planning Authority for consideration.

38

The Travel Plan and any revisions approved under conditions 36 and 37 shall be wholly implemented in accordance with the approved details for the lifetime of the development.

39

Prior to their installation precise details of the number, location and specification of bin stores serving the bungalows hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

40

The bin stores approved under condition 39 shall be implemented in accordance with the approved details prior to first occupation of the bungalows to which they relate.

41

The communal bin store detailed on drawing no. 21009-EArch-PL-XX-DR-A-0022-Rev P01 (Bin Store) shall be installed in the location shown on drawing no. 21009-EArch-FE-XX-DR-A-001129 Rev 29 (Proposed Site Plan) prior to first occupation of any of the apartments hereby approved.

42

Prior to first occupation of any part of the residential development hereby approved a Drainage Maintenance Plan (DMP) shall be submitted to and agreed by the Local Planning Authority. The DMP should include a site plan identifying ownership and responsibility for plot level, shared and site wide drainage components 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.

43

The DMP approved under condition 42 shall be adhered to in full for the lifetime of the development hereby approved.

44

Prior to first occupation of any part of the residential development, 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 of appropriate lighting contour plans and technical specifications) 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.

45

All external lighting shall be installed in accordance with the specifications and locations set out in the lighting design strategy approved under condition 44, 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.

46

Works shall not progress above damp proof course until full details including the specification and precise location (as identified on a plan and elevation drawing) of proposed bat roost features (minimum 1no.) and bird nesting features (minimum 2no., including provision for species such as house sparrow and starling) have been submitted to and approved in writing by the Local Planning Authority.

47

The bat roost and bird nesting features shall be installed in complete accordance with the details approved under condition 46. Thereafter the approved Bat Roost Features and Bird Nesting Features shall be retained for the life of the development.

48

Notwithstanding the approved plans, prior to the commencement of any landscaping works on the residential site, details of a biodiversity net gain compensation scheme, including the mechanism(s) for delivery of on and off site measures, which delivers a biodiversity net gain, as demonstrated through application of the Defra metric 3.1, to be delivered on suitable land, and including timescales for delivery, shall be submitted to and approved in writing by the Local Planning Authority.

49

The biodiversity net gain compensation scheme approved under condition 48 shall be implemented in full accordance with the approved measures and timescales, and maintained thereafter for a minimum of 30 years.

50

No part of the residential development hereby approved shall be occupied until a detailed Habitat Management and Monitoring Plan, to include an annual maintenance plan, 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.

51

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 48-50 and maintained thereafter for a minimum of 30 years.

52

The remediation measures set out in the Phase 1: Desk Top Study & Coal Mining Risk Assessment (Arc Environmental, ref: 21-767, 4 November 2021) and Remediation Statement & Validation Proposal Sheets (Arc Environmental, ref: 21-767, 14 March 2022) shall be implemented in full as part of the residential development hereby approved and maintained for the lifetime of the residential development.

53

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.

54

Where remediation is required (under conditions 52 and 53) following completion of the approved remediation and monitoring measures, occupation of the residential 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.

55

Prior to their installation precise details of the locations, numbers and specification of Electric Vehicle (EV) charging points to be provided shall be submitted to and approved in writing by the Local Planning Authority.

56

The EV charging points shall be installed in complete accordance with the details approved under condition 55 prior to the first occupation of any part of the residential development hereby approved.

57

The dwellings hereby approved shall only be occupied by persons aged 55 and over and on the basis of independent supported living, as defined in paras. 110 and 111 of the Specialist and Supported Housing Supplementary Planning Document 2022.

**Any additional comments on application/decision:**

Minded granting planning permission at the end of the publicity period (9 August 2023).

**Date of Committee: Wednesday 9<sup>th</sup> August 2023**

**Application Number and Address:**

DC/22/01336/FUL  
Land At Highfield Road  
Rowlands Gill

**Applicant:**

DAMF (NE) Ltd

**Proposal:**

Variation of Condition 1 of application DC/20/00069/REM to introduce amended plans as approved plans and documents, resulting in changes to layout and housetypes (additional information received 17/01/23, 19/01/23, 22/02/23 and 12/04/23 and amended plans received 18/01/23, 22/02/23 and 12/04/23).

**Declarations of Interest:**

**Name**

**Nature of Interest**

**List of speakers and details of any additional information submitted:**

None.

**Decision(s) and any conditions attached:**

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 -

- 25830 5100 P01 - HT01 - Proposed Elevations
- 25830 5200 P01 - HT02 - Proposed Elevations
- 25830 3315 P01 - HT02 - Proposed Floor Plans
- 25830 3215 P01 - HT02 - Proposed Ground Floor Plan
- 25830 3300 P01 - Proposed House Type 3
- 25830 3105 P09 - Proposed Landscape & Roof Plan
- 25830 3100 P10 - Proposed Site & Location Plan
- Pre-Development BS5837 Arboricultural Implications Assessment Former Highfields School - Woodsman Arboricultural Consultancy - 05 April 2022
- Highfield Road, Rowlands Gill Drainage Strategy (JCC19-225-C-02 Rev 14) - James Christopher Consulting - April 2023

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 hereby permitted shall be constructed entirely of the materials detailed and approved as part of 20/00069/DOC1 (Approved 12 September 2022).

3

Prior to the occupation of any unit hereby approved a SuDS information and communication plan, including an information pack for residents shall be submitted to and approved in writing by the LPA.

4

At the point of occupation of any unit hereby approved, the SuDS information and communication plan approved under condition 3, shall be provided to the occupants of each dwelling.

5

No dwellinghouse hereby approved shall be occupied until a Drainage Verification Report (DVR) for the installed surface water drainage system based upon the approved Drainage Strategy (Highfield Road, Rowlands Gill Drainage Strategy (JCC19-225-C-02 Rev 14) - James Christopher Consulting - April 2023) has been submitted in writing by a suitably qualified independent drainage engineer and approved in writing by the Local Planning Authority (LPA). The DVR shall include:

- i. Demonstration that any minor departure from the approved design complies with the approved principles and that the modelled volumetric capacity has been achieved;
- ii. Appropriate evidence to demonstrate the preferential exceedance flow path between plots 9 and 10 has been created and that the crated tank has been formed in accordance with manufacturer's literature;
- iii. Results of any performance testing undertaken; and
- iv. Copies of any Statutory Approvals e.g. Land Drainage Consent for Discharges.

6

No boundary treatment(s) shall be provided until final details of all boundary treatments and a timetable for implementation have been submitted to and subsequently approved in writing by the LPA.

7

All boundary treatments shall be installed in accordance with approved details and timetable for implementation approved under Condition 6.

8

Notwithstanding the approved Drainage Assessment, within one month of the approval of planning permission, the details and specification of temporary measures to be employed during each construction phase for the management of runoff from site areas that have not yet received final soft landscaping or have not yet been connected to the new development drainage system shall be submitted to and subsequently approved in writing by the Local Planning Authority.

9

Construction shall take place in full accordance with the temporary drainage measures approved at condition 8 prior to any of the houses hereby approved being occupied.

**Any additional comments on application/decision:**

That planning permission be granted.

**Date of Committee: Wednesday 9<sup>th</sup> August 2023**

**Application Number and Address:**

DC/22/01393/FUL  
Jack And Jo's Nursery Garden  
Middle Hedgefield Farm  
Stella Road  
Ryton  
NE21 4NN

**Applicant:**

Ms Jo Stanton

**Proposal:**

Provision of car park to north west of site (retrospective application).

**Declarations of Interest:**

**Name**

**Nature of Interest**

**List of speakers and details of any additional information submitted:**

None

**Decision(s) and any conditions attached:**

REFUSED for the following reason(s) and that the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, vary and amend the refusal reasons as necessary:

1

The proposal would represent inappropriate development in the Green Belt, which is, by definition, harmful to the Green Belt and also contrary to one of the purposes of including land within the Green Belt. No very special circumstances have been demonstrated. The development is therefore contrary to the NPPF and policy CS19 of the Local Plan for Gateshead.

2

The development would fail to maintain or enhance the character of the Stella, Crookhill and Hedgefield Area of Special Character and would fail to contribute to good place-making and the local character of the area. The proposed development is therefore contrary to the NPPF and policies CS15, MSGP23 and MSGP24 of the Local Plan for Gateshead and the Placemaking SPD.

3

The proposed development facilitates an intensification of the existing substandard vehicular access into the site which has the potential to create conflicts between highway



users as a result of the poor visibility and single width of the access point. The proposed development also increased the potential for conflict between vehicles and pedestrians using the Public Right of Way. The proposed development would therefore have an unacceptable impact on highway safety and is contrary to the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

4

Insufficient ecology information has been submitted to enable the Local Planning Authority to fully assess and consider the ecology impact of the proposed development and whether an appropriate level of Biodiversity Net Gain can be provided within the site, in accordance with the ecology aims and objectives of the NPPF and Local Plan policies CS18 and MSGP37.

**Any additional comments on application/decision:**

That planning permission be refused.

**Date of Committee: Wednesday 9<sup>th</sup> August 2023**

**Application Number and Address:**

DC/23/00094/FUL  
Oakfield House  
Gateshead Road  
Sunniside  
Newcastle Upon Tyne  
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

**List of speakers and details of any additional information submitted:**

None.

**Decision(s) and any conditions attached:**

1.1 Granted subject to the completion of a Section 106 Legal Agreement to secure an obligation towards off site biodiversity net gain improvements (£1,680); and the following condition(s); and that the Strategic Director of Climate Change, Compliance, Planning and Transport be authorised to add, vary and amend the planning conditions as necessary:

1

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

- Site Location Plan (04/07/2022)
- Drawing Number 2B/10 House Elevations
- Drawing Number 2B/11 Floor Plans
- Drawing Number 1B/12 Garage Elevations, Site Plan/ Roof Plan
- Drawing Number JG01 Visibility Splays
- Drawing Number JG02 Access Swept Path Analysis

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

The external facing materials of the development shall be completed in accordance with the approved plans and documents as detailed below-

-Application Form

-Drawing Number 2B/10 House Elevations

-Drawing Number 1B/12 Garage Elevations, Site Plan/ Roof Plan

4

The width of the access road, inclusive of pedestrian visibility splays, to serve the application site shall be retained in accordance with the details/ dimensions as shown on the approved plans 'Drawing Number JG01 Visibility Splays' and 'Drawing Number JG02 Access Swept Path Analysis' and shall be kept clear of any obstructions including vegetation at all times.

5

Prior to their installation on site, full details of any new vehicular gates to be installed along the private driveway serving the development shall be submitted to and approved in writing by the Local Planning Authority. The gates shall be installed wholly in accordance with the approved details and maintained as such thereafter.

6

No works shall commence on site unless in accordance with the Method Statement for Contractors as submitted within Appendix 1 of the Preliminary Ecological Appraisal, Biodiversity Metric and Mitigation Strategy (RH Ecological Services, 2023 (Version 2)) submitted and hereby approved in writing by the Council.

7

No exterior lighting shall be installed on site without a Lighting Design Strategy for Biodiversity (prepared in consultation with a SQE) for the site being 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 of appropriate lighting contour plans and technical specifications) 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 resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these 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.

8

Notwithstanding the submitted information, the development hereby approved shall not progress above ground floor level until full details including the specification and precise location (as identified on a plan and elevation drawing of the property) of the proposed integrated bat roost features (minimum 1no) and integrated bird nesting features (minimum 1no), suitable for priority species such as house sparrow, starling and swift, have been submitted to and approved in writing by the LPA Ecologist.

All integrated bat roosting/bird nesting features shall be installed in accordance with the specifications and locations set out in the approved plan and elevation drawings, as confirmed by a statement prepared by a suitably qualified ecologist including photographs of the features in situ, submitted and approved by the LPA Ecologist prior to first occupation.

Thereafter, the features shall be maintained thereafter in accordance with the approved plans.

9

Where it is intended to create semi-natural habitats, all species used in the planting proposals shall be locally native species of local provenance unless otherwise agreed in writing with the local planning authority.

10

Prior to the commencement of development, gas monitoring of the site shall be carried out to provide monitoring data sufficient to allow prediction of worse case conditions and so enable the full assessment of risk and characterisation of pollutant linkages and subsequent design of appropriate gas protection schemes. The findings of the gas monitoring shall be submitted to and approved in writing by the Local Planning Authority.

#### Reason For Pre Commencement Condition

This pre commencement condition is required as it may not be possible to carry out the gas monitoring after development has commenced and the result of the monitoring works will influence the subsequent design of appropriate gas protection measures for the development.

11

If required by the findings of the gas monitoring required under condition 10, the construction of the proposed development shall take account of the results of site investigations for gas emissions from underground. The detailed design and method of construction shall incorporate the gas protection measures required, the details of which shall first be submitted to and be approved in writing by the Local Planning Authority. All approved gas protection measures shall be fully implemented in accordance with the approved details before the development is first occupied or brought into use.

12

Any undesirable material observed during excavation of the existing ground shall be screened and removed. If any areas of odours, 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 submitted to and approved in writing by the Local Planning Authority.

13

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.

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

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.

14

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 the Local Planning Authority for approval in writing. 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.

15

The detached garage hereby approved and as shown on the approved plan 'Drawing Number 1B/12 Garage Elevations, Site Plan/ Roof Plan' shall only be used for a purpose ancillary to the dwellinghouse hereby approved and shall not be occupied or used independently at any time.

16

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.

**Any additional comments on application/decision:**

That planning permission be granted with S106 agreement.

**Date of Committee: Wednesday 9<sup>th</sup> August 2023**

**Application Number and Address:**

DC/23/00349/FUL  
Land to the West of Sainsburys  
Supermarket, Eleventh Avenue, Team  
Valley, Gateshead

**Applicant:**

Location 3 Properties Limited

**Proposal:**

Construction of builders' merchant with associated yard, car parking and landscaping (revised application) (additional information received).

**Declarations of Interest:**

**Name**

**Nature of Interest**

None.

**List of speakers and details of any additional information submitted:**

None.

**Decision(s) and any conditions attached:**

GRANT SUBJECT TO A SECTION 106 AGREEMENT

1) The agreement shall include the following obligations:

The applicant must make a financial contribution £102,858 in full to the Council. This contribution will be used on land designated by the Council to create and/or improve and habitats. The contribution also covers management of the delivered habitat units for a minimum of 30 years.

2) That the Service Director of Legal and Corporate Services be authorised to conclude the agreement.

3) That the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, delete, vary and amend the planning conditions as necessary.

4) And that the conditions shall include;

1

Unless otherwise required by condition, the development shall be carried out in complete accordance with the approved plan(s) as detailed below:

PL(0)101 (Location Plan)

PL(0)103 (Proposed site plan)  
PL(0)104 (External works details)  
PL(0)105 (Proposed ground floor plan)  
PL(0)106 (Proposed first floor plan)  
PL(0)107(Proposed roof plan)  
PL(0)108 (Typical section A-A)  
PL(0)109 (Proposed elevations – Sheet 1)  
PL(0)110 (Proposed elevations – Sheet 2)  
PL(0)111 (Existing and proposed site section 1-1)  
PL(0)112 (Existing and proposed site section 2-2)  
1356\_100 rev E (Landscape strategy)

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

No development hereby approved shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The Plan shall provide for:

- (a) Hours of site operation
- (b) The parking of vehicles of site operatives and visitors
- (c) A Construction Traffic Management Plan which includes further details of the management of vehicles arriving at and leaving the site during construction;
- (d) Storage of plant and materials used in constructing the development
- (e) The erection and maintenance of security hoarding
- (f) Wheel washing facilities
- (g) Measures to control the emission of dust and dirt during construction
- (h) Measures to control noise and vibration during construction
- (i) A waste management plan for recycling/disposing of waste resulting from construction works.

Pre-commencement reason

To ensure that construction details can be approved prior to on-site works thereby avoiding any abortive work and preventing harm to nearby sensitive receptors due to uncontrolled construction and harm to highway safety which could otherwise occur.



4

The development hereby approved shall be implemented wholly in accordance with the CMP measures approved under condition 3 at all times during construction.

5

All works and ancillary operations in connection with site preparation works and the construction of the new development, including 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.

6

The development hereby permitted shall be constructed entirely of the materials detailed in the submitted application as confirmed on the following approved plans:

PL(0)107(Proposed roof plan)

PL(0)109 (Proposed elevations – Sheet 1)

PL(0)110 (Proposed elevations – Sheet 2)

7

Unless otherwise approved in writing by the Local Planning Authority, the development hereby approved shall be implemented in full accordance with the submitted Arboricultural Impact Assessment Report (AIA) and Arboricultural Method Statement (AMS), Land adjacent to Eleventh Avenue, Team Valley, 16 March 2023 as confirmed under condition 1 of this approval, at all times during construction and until final completion of the development.

8

Prior to the opening of the development to the public, a Travel Plan (conforming to National Specification for Workplace Travel Plans) comprising immediate, continuing or long-term measures to promote and encourage alternatives to single occupancy car use shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include mechanisms for monitoring and review over the lifetime of the development and timescales for implementation. The approved travel plan shall thereafter be implemented, monitored and reviewed in accordance with the approved details.

9

Evidence of the implementation of the approved Travel Plan over a minimum period of 12 months shall be submitted to and approved in writing by the Local Planning Authority. At all times thereafter, the Travel Plan shall be implemented in accordance with the approved details, or any changes made under the review process.

10

Prior to opening the development to the public, the pedestrian visibility splay at the Eleventh Avenue site access and the 3m wide gated link into the site that physically joins the footpath on Chowdene Bank, shall be laid out in accordance with approved plan ref PL(01)103 and retained for the lifetime of the development. At no time shall this visibility

splay be obstructed nor shall the footpath link to Chowdene Bank be unavailable for staff use.

11

Prior to the opening of the development to the public, details of a yellow-hatched box junction (or direct equivalent) at the Eleventh Avenue site access shall be submitted to and approved in writing by the Local Planning Authority.

12

Prior to the opening of the development to the public, the yellow hatched box junction approved under condition 11 shall be implemented in accordance with the approved details and maintained for the lifetime of the development.

13

The vehicular access gates into the service yard as shown on approved plans shall remain open during all trading hours of the premises.

14

Prior to the opening of the development to the public, all on-site vehicular parking including customer, cycle/motorcycle, HGV and van parking shall be laid out and made available in accordance with the approved details shown on approved plan ref: PL(0)103, and maintained thereafter for the lifetime of the development.

15

The on-site showering and changing facilities for staff, detailed on the approved drawings shall be made available prior to the opening of the development to the public and thereafter retained for use for the lifetime of the development.

16

The service yard access and service turning area as shown hatched on approved plan ref: PL(0)103 (Proposed site plan) shall remain free of stock/storage or other obstructions at all times.

17

Prior to the opening of the development to the public, final details of signage directing customer HGVs to the service yard shall be submitted to and approved in writing by the Local Planning Authority. Signage must be placed in advance of the yard access gates indicating customer HGV access only to the yard (with customer cars directed to the main car park).

18

The signage approved under condition 17 shall be implemented in accordance with the approved details prior to the opening of the development to the public and thereafter maintained for the lifetime of the development.

19

Prior to the opening of the development to the public, details of on-site EV parking provision and associated charging infrastructure shall be submitted to and approved in writing by the Local Planning Authority.

20

Details approved under condition 19 shall be implemented in full accordance with approved documentation prior to the opening of the development to the public and thereafter maintained for the lifetime of the development.

21

Prior to the opening of the development to the public, the proposed vehicular highway access arrangement to Eleventh Avenue shall be constructed and implemented in accordance with the approved plans.

22

Prior to the commencement of any works in relation to the widening of the footpath along the boundary with Chowdene Bank, as shown on approved plan ref PL(0)103, the specification of works, timetable and materials to be used shall be submitted to and approved in writing by the Local Planning Authority.

23

The works approved under condition 22 shall be implemented in accordance with the approved details.

24

Prior the opening of the development to the public, the proposed bin storage as shown on plan refs: PL(0)103 and PL(0)104 shall be made available in accordance with the approved details and maintained thereafter for the lifetime of the development.

25

Prior to the opening of the development to the public, flood resilience details shall be submitted to, and approved in writing by the Local Planning Authority, together with a flood response plan in consideration of a flood horizon of 600mm above finished floor level.

26

The flood resilience measures, and flood response plan approved under condition 25 shall be implemented in full and thereafter retained and maintained throughout the lifetime of the development.

27

Prior to commencement of the development hereby approved, a final detailed drainage scheme following the principles set out in the submitted "Flood Risk Statement and Drainage Strategy" shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall include but not be limited to a final drainage plan and supporting drainage calculations (in pdf and MDX format), full construction details and specifications with site specific cross sections through all key drainage components (attenuation tank, flow control, downstream defender, permeable paving and raingarden). The effect of a submerged outfall shall be included in the drainage design.

Pre-commencement reason

To demonstrate that the proposed development will be appropriately flood resilient for its lifetime before construction works start.

28

The drainage details approved under condition 27 shall be implemented in full and thereafter retained and maintained throughout the lifetime of the development.

29

Prior to first occupation of the development hereby approved, 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 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.

30

The DMP details approved under condition 29 shall be implemented in full and thereafter retained and maintained throughout the lifetime of the development.

31

Prior to commencement of development a Drainage Construction Management Plan (DCMP) detailing how surface water runoff will be safely managed on site during all phases of construction is to be submitted for approval prior to commencement. The DCMP shall confirm the construction sequence for the proposed drainage system and all necessary measures needed to protect drainage assets during construction. The DCMP shall include the method of construction for foul water drainage pipes and chamber shown to be located in a tree root protection area.

Pre-commencement reason

To demonstrate that the proposed development will be appropriately flood resilient for its lifetime before construction works start.

32

The DCMP approved under condition 31 shall be implemented in full throughout the construction phase of the development.

33

Prior to commencement of the development hereby approved, the final surface water discharge rate shall be submitted to and approved in writing by the Local Planning Authority.

Pre-commencement reason

To demonstrate that the proposed development will be appropriately flood resilient for its lifetime before construction works start.

34

The Surface Water Discharge Rate approved under condition 33 shall be adhered to for the lifetime of the development.

35

Prior to the commencement of the development hereby approved, a remediation strategy to address the risk of asbestos, and a Asbestos Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Information to be submitted shall

include a timetable for implementation of any remedial measures, detailing the safety measures and controls to be implemented during the construction phase. The developer / main contractor should make an allowance for asbestos awareness training and reference should be made to the 2016 CL:AIRE guidance 'Control of Asbestos Regulations 2012; Interpretation for managing and working with asbestos in soil and construction and demolition. These precautions should include suitable PPE (typically dust masks, disposal overalls, etc.), the dampening down of the made ground during any excavations to prevent windblown particles / fibres from becoming airborne (especially during dry periods), and any excavations left open for long periods of time being suitably covered to prevent windblown particles / fibres escaping from open excavations, so as to provide protection for workers and adjacent site users.

#### Pre-commencement reason

To demonstrate that the proposed development will be appropriately mitigated against contaminated ground and asbestos before construction works start.

36

The remediation measures approved under condition 35 shall be implemented wholly in accordance with the approved remediation and validated by a suitably qualified Geo-Environmental engineer, and in accordance with the approved timetable 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.

37

Following completion of the remediation measures approved under conditions 35-36, if required, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted for the written approval of the Local Planning Authority prior to the opening of the development to the public. The report must demonstrate that the necessary remediation works have been carried out satisfactorily and remediation targets have been achieved. The Post Remediation Verification Report should provide a summary of remedial works carried out together with relevant documentary evidence and post remediation test results. The verification report should provide confirmation that all measures outlined in the approved remediation statement have been successfully completed, including where appropriate, validation testing.

38

Any undesirable material observed during excavation of the existing ground shall be screened and removed. If any areas of odorous, abnormally coloured or suspected contaminated ground are encountered during development works, then operations shall cease, and the exposed material shall be chemically tested. The works shall not continue until a Risk Assessment and, if required, remediation and monitoring measures have been and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

39

No development shall take place (including ground works, vegetation/site clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

- (a) Risk assessment of potentially damaging construction activities.
- (b) Identification of “biodiversity protection zones” e.g., tree protection zones.
- (c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements e.g., measures to protect wildlife from becoming trapped in any excavations/pipes during construction, retained trees to be protected in accordance with British Standard BS 5873 2012. Trees in Relation to Construction;
- (d) The location and timing of sensitive works to avoid harm to biodiversity features. e.g., no vegetation clearance to be undertaken between March and September (inclusive) unless immediately preceded by a nesting bird check undertaken by a suitably qualified ecologist.
- (e) Responsible persons and lines of communication.
- (f) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- (g) Use of protective fences, exclusion barriers and warning signs where required.

Pre-commencement reason

To ensure an appropriate management plan is in place before construction works start.

40

The details approved under condition 39 shall be implemented at all times during construction.

41

No development shall take place (including ground works, vegetation/site clearance) until full details of the landscaping/habitats to be retained/enhanced and created on site (as detailed in the Landscape Strategy Plan, ref 1356\_100 Rev E), along with a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority.

Pre-commencement reason

To ensure an appropriate management plan is in place before construction works start.

42

The details approved under condition 41 shall be implemented in the first available planting season following the commencement of site works. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

43

No development shall take place (including ground works, vegetation/site clearance) until a Landscape and Ecological Management Plan for the areas of soft landscaping/ecological habitat to be maintained for a period of no less than 30 years following completion of the development where such areas contribute to the on-site post enhancement biodiversity value of the site identified in the updated BNG metric has been submitted to and approved in writing by the Local Planning Authority.

Pre-commencement reason

To ensure an appropriate management plan is in place before construction works start.

44

The landscaping and ecological areas approved under condition 43 shall be maintained in accordance with the approved details for a minimum 30 years.

45

Prior to the installation of any new external lighting associated with the development, a lighting design strategy, lighting contour plan(s) and full specifications, shall be submitted to and approved in writing by the Local Planning Authority.

46

The lighting design strategy approved under condition 45 shall be implemented and maintained in accordance with the approved details. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

**Any additional comments on application/decision:**

That planning permission be granted with S106 agreement.

**Date of Committee: Wednesday 9<sup>th</sup> August 2023**

**Application Number and Address:**

DC/23/00437/FUL  
Former Parkdale Press Premises  
Clavering Road  
Whickham  
NE16 3BX

**Applicant:**

Steven Carr

**Proposal:**

Erection of 4-storey apartment block comprising of 8no. 2 bed units in a single block (resubmission).

**Declarations of Interest:**

**Name**

**Nature of Interest**

None.

**List of speakers and details of any additional information submitted:**

None.

**Decision(s) and any conditions attached:**

GRANT SUBJECT TO A SECTION 106 AGREEMENT

1) The agreement shall include the following obligations:

The applicant must make a financial contribution of £3,828.00 in full to the Council, before any work extends beyond the damp proof course. This contribution will be used on land designated by the Council to create and/or improve and habitats, resulting in an uplift of no less than 0.2552 habitat units. The contribution also covers management of the delivered habitat units for a minimum of 30 years.

2) That the Service Director of Legal and Corporate Services be authorised to conclude the agreement.

3) That the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, delete, vary and amend the planning conditions as necessary.

4) And that the conditions shall include;

1

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



100-01 Location Plan Rev 1  
300-01 Ground Floor Plan Rev 3  
300-02 First Floor Plan Rev 3  
300-03 Second Floor Plan Rev 3  
300-04 Third Floor Plan Rev 3  
300-05 Roof Plan Rev 2  
300-06 Site Plan Rev 2  
400-01 Building Elevations Rev 2  
400-02 Building Sections Rev 1  
400-03 Building Section B Rev 1  
400-04 Building Section C Rev 1  
400-05 Building Section D Rev 1  
400-06 Site Section Rev 1

Phase 2 SI Report Appendix Clavering Road Swalwell  
Coal Mining Risk Assessment  
G23009 - Gas monitoring report Clavering Road Swalwell NE16 3BX  
20-760 Former Parkdale Press Premises Clavering Road BNG April 23 Rev B

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

The development hereby approved shall not progress above damp proof course until an external materials schedule has been submitted to and approved in writing by the Local Planning Authority and where requested samples of the materials, colours and finishes to be used on the external surfaces have been made available for inspection on site and subsequently approved in writing by the Local Planning Authority.

4

The development hereby approved shall be undertaken in accordance with the materials schedule approved at Condition 3.

5

Notwithstanding the submitted plans, no unit hereby approved shall be occupied until a fully detailed scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include a fully detailed landscaping scheme (ground preparation and planting plans noting the species, plant sizes and planting densities for all new planting), proposed timings for implementation and a scheme and maintenance of the landscaping (for a period of 5 years following planting).

6

The landscaping scheme shall be undertaken and maintained in full accordance with the details and timetable approved under Condition 5.

7

No development shall commence until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority.

The DMP shall include:

- a. a dust management plan
- b. a noise management plan
- c. contractor parking

All external works and ancillary operations in connection with the demolition and/or 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 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

The development shall be implemented in accordance with the Demolition and Construction Management Plan measures approved at condition 7.

9

Notwithstanding the submitted details, prior to the first occupation of any unit hereby approved detailed specifications of the electric vehicle charging units/points, spaces and a timetable for implementation shall be submitted for approval by the Local Planning Authority.

10

The electric vehicle charging facilities shall accordance with the details and timetable for implementation approved under Condition 9.

11

Notwithstanding the submitted details, prior to the first occupation of any unit hereby approved final details of cycle storage include details of the locking mechanism, anchor point and timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority.

12

The cycle storage provision shall be installed in accordance with the details and timetable for implementation approved under Condition 11.

13

Notwithstanding the approved plans, none of the units hereby approved shall be occupied until final details of offsite highway works shown on approved plan 300-06 Rev 2 - Proposed Site Plan, including a timetable for implementation have been submitted to and approved in writing by the Local Planning Authority.

14

The offsite highways works approved under Condition 13 shall be completed in full accordance with the approved details and timetable for implementation, and shall be maintained in accordance with the approved details.

15

Prior to any works pertaining to drainage a 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 a drainage plan and supporting drainage calculations 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.

16

The development shall be undertaken in full accordance with the detailed drainage scheme approved as part of Condition 15.

17

Prior to first occupation of any unit hereby approved 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 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.

18

The approved drainage scheme shall be maintained in full accordance with the DMP approved as part of condition 18.

19

No vegetation/site clearance works shall be undertaken unless outside the bird breeding season which extends from March to August inclusive, unless a nesting bird checking survey is undertaken no more than 48 hours prior to the commencement of works on site by a suitably qualified ecologist. Where active nests are confirmed, these must remain intact and undisturbed until the young have fledged and the nest(s) is no longer active, as confirmed by the suitably qualified ecologist.

20

No excavations/trenches or similar onsite will be left open overnight unless fitted with a suitable means of escape such as a scaffolding batten placed at no more than a 45-degree angle to allow any mammals, including hedgehog, to escape.

21

During development works, any undesirable material observed during excavation of the existing ground should be screened and removed. If any areas of odorous, abnormally coloured or suspected contaminated ground are encountered during development works, then operations should cease until the exposed material has been chemically tested. A risk assessment of the development should then be undertaken, to determine whether remedial works are necessary. The risk assessment (including a remediation strategy and timescale for implementation) shall be submitted to and approved in writing by the Local Planning Authority.

22

Any remediation works deemed to necessary by the LPA following testing (as part of Condition 21) shall be carried out in accordance with the timescales approved under Condition 21.

23

Following the drilling and grouting exercise and prior to any works pertaining foundation construction, final details of the foundation design shall be submitted to an approved in writing by the Local Planning Authority.

24

The development shall be undertaken in full accordance with the foundation design approved under Condition 25.

**Any additional comments on application/decision:**

That planning permission be granted with S106 agreement.