

**Committee Report**

<b>Application No:</b>	<b>DC/23/00225/FUL</b>
<b>Case Officer</b>	<b>David Morton</b>
<b>Date Application Valid</b>	<b>30 March 2023</b>
<b>Applicant Site:</b>	<b>J R Adams Transport Land To West Of Long Rigg Road And South Of J R Adams Newcastle Ltd Unit 5 Hannington Works Long Rigg Swalwell NE16 3AS</b>
<b>Ward:</b>	<b>Whickham North</b>
<b>Proposal:</b>	<b>Erection of a building for storage and distribution use (Use Class B8) with associated car parking and office welfare building (amended 27/07/23).</b>
<b>Recommendation:</b>	<b>GRANT</b>
<b>Application Type</b>	<b>Full Application</b>

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

The application site ('the Site') is located within Swalwell, Gateshead. The application site comprises of an existing storage and distribution yard and has been in this use for several years (B8 Use). The application site covers an area of approximately 0.95Ha.

1.2 The application site currently contains a large area of hardstanding and several existing portacabin buildings. Access to the site is achieved via the two existing access points on the northern boundary of the application site. Boundary treatments of the application site comprise of existing heras fencing and mesh security fencing.

1.3 The site is bound by Long Rigg Road to the north.

1.4 To the immediate east is an area of land and hardstanding within the ownership of the Applicant, within storage and distribution use (B8 Use).

1.5 To the south are existing trees and pedestrian footpaths along the River Derwent.

1.6 To the west is storage and distribution land (Use Class B8), within the ownership of the Applicant.

1.7 The site is located immediately adjacent to the Tidal River Derwent Local Wildlife Site (LWS) along the site's northern, western and southern boundaries.

The site is located within a designated Wildlife Corridor and within an Opportunity Area for Strategic Green Infrastructure.

#### 1.8 DESCRIPTION OF THE APPLICATION

The application seeks full planning permission for the construction of a storage and distribution facility along with associated car parking and a welfare/office building on the existing site (Use Class B8). Currently, the site is within storage and distribution use and is actively used for storing pallets and materials (Use Class B8).

1.9 The proposed structure will be constructed primarily using concrete blockwork and feature profiled corrugated iron sheeting for the roofing and external walls. The building will include a steel-faced personnel door and a roller shutter door. Additionally, the site welfare/office building will incorporate uPVC windows.

1.10 Vehicular access to the site will be facilitated through a single existing access point, connecting to Long Rigg Road. Furthermore, a separate cycle and pedestrian access point is planned for the southern side of the site, linking to the existing cycle network which runs along the river's edge just outside of the site.

1.11 The following documents have been submitted by the applicant in support of the application:

- Arboricultural Impact Assessment;
- Ecology Appraisal (including Net Gains Assessment);
- Flood Risk and Drainage Assessment;
- CIL Form
- Phase I Contaminated Land Risk Assessment; and
- Planning Statement.

#### 1.12 PLANNING HISTORY

The relevant planning history of the application site summarised as follows;

- 992/93 - Change of use of former transport business site to storage of re-useable industrial materials. Refused; November 1993.

## 2.0 Consultation Responses:

Marine Management Organisation	No objection.
Environment Agency	No objection.
Northern Gas Networks	No objection.
National Highways	No objection.
Northumbrian Water	No objection subject to condition(s).
Environment Agency	No objection.

Northumbria Police	No objection.
Tyne and Wear Fire and Rescue	No objection.
Natural England	No objection.

### **3.0 Representations:**

- 3.1 Neighbour notifications were carried out in accordance with the formal procedures introduced in the Town and Country Planning (Development Management Procedure) Order 2015. Publicity has been carried out in the form of letters, a site notice and press notice. No representations have been received.

### **4.0 Policies:**

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

AOC2 Metrogreen

CS6 Employment Land

CS14 Wellbeing and Health

CS15 Place Making

CS18 Green Infrastructure/Natural Environment

MSGP15 Transport Aspects of Design of Dev

MSGP17 Residential Amenity

MSGP20 Land Contamination/Stability

MSGP24 Design Quality

MSGP29 Flood Risk Management

MSGP36 Woodland, Trees and Hedgerows

MSGP37 Biodiversity and Geodiversity

GPGSPD Gateshead Placemaking Guide SPG

### **5.0 Assessment:**

- 5.1 The main planning issues in this case are the principle of development and the impact on design, amenity, highways, flood risk, contaminated land, ecology, CIL as well as other any material planning considerations.
- 5.2 PRINCIPLE OF THE DEVELOPMENT
- 5.3 Employment  
The existing use of the site falls under storage and distribution (Use Class B8). The proposed development includes a storage and distribution building (Use Class B8) along with associated car parking and an office building. While the local plan does not specifically allocate the site for employment purposes, it aligns with the current B8 use of the site. Furthermore, the proposed office use is deemed ancillary to the primary B8 use.
- 5.4 Therefore, it is concluded that the proposal adheres to the requirements outlined in Policy CS6 of the Local Plan.
- 5.5 MetroGreen  
The site falls within the MetroGreen Area of Change, as per Local Plan Policy AOC2. The Council's vision for MetroGreen envisions a sustainable community encompassing homes, recreational facilities, green spaces, transportation improvements, and enhancements to water infrastructure.
- 5.6 Policy AOC2.3 states that proposals submitted before the AAP (Area Action Plan) must demonstrate their alignment with, and contribution to, the broader development objectives of the area, considering relevant supporting evidence.
- 5.7 The preferred spatial option designates the application site as 'white land,' signifying that it's unsuitable for residential development as a result of landowner feedback. On this basis, the proposal is deemed to complement rather than hinder the coordinated phased approach of the wider MetroGreen area, aligning with policy AOC2.
- 5.8 DESIGN  
Policy CS15 of the CSUCP places a strong emphasis on development contributing to high-quality and sustainable design, aligning with the unique character and local distinctiveness of the area. Additionally, Policy MSGP24 of MSGP reinforces this objective.
- 5.9 The design and layout of the proposed building are closely tied to its intended function, and it is believed that both the building's design and its overall layout, including the proposed landscaping, are appropriate within the context of the surrounding area.
- 5.10 Taking into account the considerations mentioned above and subject to planning conditions regarding final material choices (Conditions 3 and 4) the development is considered to be acceptable in design/visual amenity terms.
- 5.11 It is considered that the application would deliver a well-considered design that would fully accord with the aims and requirements of the NPPF, Policy CS15

and MSGP24 of the Local Plan for Gateshead and the Gateshead Placemaking SPD.

#### 5.12 HIGHWAYS

While the proposed site usage remains unchanged, the development entails the construction of a building featuring office space and meeting rooms, which is expected to result in increased traffic movements.

5.13 Although the rise in traffic is would be limited, it is necessary for the development to promote sustainable transport options, including access to the cycle route along the River Derwent. Specifics regarding access, gate operations, and the final design and construction must be addressed through planning conditions. Additionally, the development should incorporate secure cycle storage, changing facilities, and lockers for staff.

5.14 The introduction of pedestrian/cycle access and a single vehicular entry point is regarded as favourable modifications to the proposal and constitutes an acceptable means of access. However, it's necessary to remove the easternmost existing vehicular access point.

5.15 In terms of car parking, the provision of 16no. parking spaces is high, however it aligns with the need to reduce indiscriminate on-street parking within the area. Recommendations also include the incorporation of electric vehicle charging points, with details to be finalised through planning conditions.

5.16 In summary, the revised proposals are deemed acceptable, but several aspects need to be controlled through planning conditions, including:

- Final details of the cycle link, encompassing surface materials, gate specifications, access control measures, and an implementation timeline (Conditions 5 and 6).
- Final details and specifications for cycle storage and facilities for staff cyclists within the building, such as showers, changing rooms, and lockers (Conditions 7 and 8).
- Final details of electric vehicle charging facilities (Conditions 9 and 10).
- Submission of a timetable for the closure of the most eastern access (Conditions 29 and 30).

5.17 Subject to the conditions set out above, the development is considered to comply with the requirements of NPPF and Policies CS13 and MSGP15 of the Local Plan for Gateshead.

#### 5.18 AMENITY

The application site is situated within a purely commercial area, absent of any sensitive noise receptors. While there are other commercial operations nearby, it is determined that neither the physical characteristics of the development nor its operational aspects would result in an unacceptable level of impact on neighbouring businesses. However, it is acknowledged that there might be some impact during the construction phase. Consequently, it is deemed

necessary to impose conditions that require the submission of a construction management plan (CMP) (Conditions 11 and 12).

5.19 Based on the above assessment, it is considered that the development is acceptable from an amenity point of view and accords with the aims and objectives of the NPPF, Policies CS14 and MSGP17 of the Local Plan for Gateshead.

#### 5.20 GROUND CONDITIONS

The site has undergone assessment and inspection as part of the Council's Contaminated Land Strategy and is located on land potentially affected by historical contamination from past use. Consequently, a preliminary risk assessment has been submitted as part of the application. The conclusions drawn in this assessment are considered reasonable and proportionate, and subject to specific conditions (Conditions 13 to 16), the development is deemed acceptable in terms of contaminated land considerations.

5.21 Subject to the above conditions, the development is considered to comply with the requirements of Policies CS14 and MSGP20 of the Local Plan for Gateshead.

#### 5.22 FLOOD RISK AND DRAINAGE

The application includes a flood risk and drainage assessment, as required by Policies CS17 and MSGP40 of the Local Plan for Gateshead. This assessment adequately considers various forms of flooding and adheres to the drainage hierarchy, taking water quality into account. While the overall drainage design is deemed acceptable in principle, specific final details will need to be provided, as outlined in conditions (Conditions 17 and 20).

5.23 Subject to the conditions set out above, it is considered that the proposal would comply with the aims and requirements of Policies CS17 and MSGP29 of the Local Plan for Gateshead.

#### 5.24 ECOLOGY

The initial assessment of ecology information acknowledged proposed measures to mitigate potential harm to protected species and invasive plant spread. These measures encompassed precautionary method statements, pre-construction surveys, and bat-friendly lighting. However, it revealed a lack of data confirming measurable net gains for biodiversity, notably concerning riparian habitat enhancement along the River Derwent.

5.25 The BNG Assessment (as originally submitted) didn't employ the watercourse metric or alternative valuation methods for riparian habitats, nor did it explore opportunities to enhance river-adjacent woodlands. However, an updated BNG Assessment verified baseline biodiversity values for on-site and off-site habitats, projecting a 16.26% increase in Habitat units and an 82.07% boost in Hedgerow units, complying with trading rules. The proposal for habitat retention, enhancement, and creation is viewed as suitable, realistic, and aligned with the mitigation hierarchy, contingent upon an appropriate landscaping, management, and maintenance plan.

5.26 Although the watercourse metric was not used, the submission included acceptable proposals for enhancing existing woodlands within 10 meters of the watercourse. These proposals involve actions like removing dumped materials, replacing non-native species with native ones, and addressing fencing issues damaging trees along the western boundary.

5.27 In light of the provided information and the assessment, it is advisable to secure the following measures through planning conditions:

- Construction Environmental Management Plan (Conditions 21 and 22).
- Ecological Lighting Design Strategy (Conditions 23 and 24).
- Soft Landscaping/Habitat Creation/Enhancement Scheme (Conditions 25 and 26).
- Ecological and Landscape Management, Maintenance, and Monitoring Plan (Conditions 27 and 28).

5.28 Subject to the above conditions, it is considered that the development complies with the aims and requirements of the NPPF and Policies CS18, MSGP36 and MSGP37 of the Local Plan for Gateshead.

#### 5.29 COMMUNITY INFRASTRUCTURE LEVY

On 1st January 2017 Gateshead Council became a Community Infrastructure Levy (CIL) Charging Authority. This application has been assessed against the Council's CIL charging schedule and the development is not chargeable development.

## 6.0 CONCLUSION

6.1 The proposed development would result in the redevelopment of previously developed land and is considered to fully comply with the aims and objectives of the NPPF, and the relevant policies of the Local Plan for Gateshead.

## 7.0 Recommendation:

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

0002985-1111-Proposed Site Plan-P09

0002985-1120-Proposed Landscaping Plan-P09

0002985-1110-P02-Proposed Floor Plan & Roof Plan-P02

0002985-1110-Proposed Floor Plans-P04

0002985-1150-Proposed Elevations-P05

7102 Swalwell BNG R03

JCC22\_185\_C\_01\_01\_Flood Risk Assessment

JCC22\_185\_C\_02\_03\_Drainage Strategy

Tree Survey - Arboricultural Implications Assessment

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

2

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

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

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.

Reason

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

4

The development hereby approved shall be undertaken in accordance with the materials schedule approved at condition 4.

Reason

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

5

Notwithstanding the approved plans, the development hereby approved shall not be occupied until the final details of the proposed cycle link, including surface materials, gate specifications, access control measures, and an implementation timeline have been submitted to and approved in writing by the Local Planning Authority.

Reason



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

6

The cycle access approved as part of Condition 5 shall be completed in full accordance with the approved details and timetable for implementation, and shall be retained in accordance with the approved details.

Reason

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

7

Notwithstanding the approved plans, the development hereby approved shall not be occupied until the final details, including a timetable for implementation, of the proposed cycle storage and facilities for staff cyclists within the building i.e. showers, changing rooms, and lockers have been submitted to and approved in writing by the Local Planning Authority.

Reason

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

8

The cycle storage and cycle facilities approved as part of Condition 7 shall be completed in full accordance with the approved details and timetable for implementation and shall be retained in accordance with the approved details.

Reason

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

9

Notwithstanding the approved plans, the development hereby approved shall not be occupied until the final details of the proposed electric vehicle charging facilities, including passive infrastructure and a timetable for implementation, have been submitted to and approved in writing by the Local Planning Authority.

Reason

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

10

The electric vehicle charging facilities approved as part of Condition 9 shall be completed in full accordance with the approved details and

timetable for implementation and shall be retained in accordance with the approved details.

Reason

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

11

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

The CMP shall include:

- a) a dust and air quality management plan
- b) a noise and vibration management plan
- c) contractor parking
- d) method(s) for limiting debris/dust spill on the highway

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.

Any temporary alteration to the working hours set out in this condition shall be submitted as part of the DCMP and approved in writing by the Local Planning Authority.

Reason

In order to avoid nuisance to the occupiers of adjacent properties during the demolition and construction phases of the development in accordance with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

Reason for Pre-commencement Condition

This pre commencement condition is required to satisfy the Local Planning Authority that the demolition and construction phases of the development can be carried out in a manner which minimises nuisance to surrounding residents and businesses. This information is fundamental to the development and requires approval prior to development starting on the site as the commencement of demolition and construction works and the manner in which they are undertaken could affect adjacent occupiers.

12

The development shall be implemented in accordance with the Demolition and Construction Management Plan measures approved at condition 11.

#### Reason

In order to avoid nuisance to the occupiers of adjacent properties during the demolition and construction phases of the development in accordance with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

13

Prior to the commencement of development a Site Investigation with a Phase II Detailed Risk Assessment specific to the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Where required the Assessment shall include measures and timescales for Remediation, Monitoring and Verification Reports.

#### Reason

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

#### Reason For Pre Commencement Condition

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

14

Prior to the commencement of development hereby approved, where remediation is identified under condition 13 a detailed Remediation Strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural environment shall be submitted to and approved in writing by the Local Planning Authority.

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

#### Reason

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

#### Reason For Pre Commencement Condition

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

15

The remediation works detailed in the Remediation Strategy approved under Condition shall be wholly undertaken within the timescales set out within the approved strategy.

Reason

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

16

Following completion of the remediation measures approved under condition 14 a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority, prior to the occupation of the new buildings hereby approved.

Reason

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

17

Prior to commencement of any drainage works a final detailed drainage scheme shall be submitted to and approved by the Local Planning Authority. The drainage scheme shall include;

- a) a final drainage plan;
- b) supporting drainage calculations;
- c) site specific cross sections through all key drainage components (sewers, permeable paving);
- d) details demonstrating how runoff from all areas will receive an appropriate level of treatment in line with the Simple Index Approach of The SuDS Manual;
- e) details of drainage outfalls with evidence of agreement / consent from appropriate stakeholders (NWL, EA, Adjacent Landowners);
- f) Updated Biodiversity Net Gain Assessment including completed Watercourse Metric for the development, incorporating final detailed drainage scheme and demonstrating the proposed delivery of a net gain in biodiversity as a result of the development (including drainage proposals); and
- g) a timetable for implementation.

Reason

To prevent the increased risk of flooding and to demonstrate that the final detailed drainage design follows the philosophy of the approved drainage strategy and best practice guidance, and to ensure the development achieves measurable biodiversity net gain and improves the local and natural environment in accordance with the NPPF, and policies CS17, CS18, MSGP29, MSGP31 and MSGP37 of the Local Plan for Gateshead.

18

The detailed drainage scheme approved under condition 17 shall be constructed in full accordance with the approved details and timescales for implementation.

Reason

To prevent the increased risk of flooding and to demonstrate that the final detailed drainage design follows the philosophy of the approved drainage strategy and best practice guidance in accordance the NPPF, and policies CS17 and MSGP29 of the Local Plan for Gateshead.

19

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 shall include a site plan identifying ownership and responsibility for all drainage components including permeable paving, separator, river outfall structure and non-return valve together with a maintenance schedule and inspection checklist. The DMP shall identify any drainage components that may require replacement within the lifetime of development and a strategy for their renewal.

Reason

To prevent the increased risk of flooding and to demonstrate that the final detailed drainage design follows the philosophy of the approved drainage strategy and best practice guidance in accordance the NPPF, and policies CS17 and MSGP29 of the Local Plan for Gateshead.

20

The approved drainage scheme shall be maintained in full accordance with DMP approved under condition 19 for the lifetime of the development.

Reason

To prevent the increased risk of flooding and to demonstrate that the final detailed drainage design follows the philosophy of the approved drainage strategy and best practice guidance in accordance the NPPF, and policies CS17 and MSGP29 of the Local Plan for Gateshead.

21

No development shall take place until a construction environmental management plan (CEMP: Biodiversity) (prepared in consultation with a Suitably Qualified Ecologist (SQE)) 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 in accordance with BS5837-2012 'Trees in relation to construction';
- 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. invasive species method statement, amphibian method statement, measures to protect hedgehog and nesting birds during construction.

- d) The location and timing of sensitive works to avoid harm to biodiversity features e.g. avoidance of vegetation clearance/works during the nesting bird season (March to September inclusive).
- 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 where appropriate.

#### Reason

To avoid / minimise harm to retained habitats, ecological features and protected/priority species during the site clearance and construction phases of the development in accordance with the NPPF, and policies CS18, MSGP31 and MSGP37 of the Local Plan for Gateshead.

#### Reason For Pre Commencement Condition

This pre commencement condition is required as all development works need to be undertaken with an approved CEMP.

#### 22

All site clearance and construction works shall take place in strict accordance with the CEMP approved under Condition 21, unless otherwise approved in writing by the LPA.

#### Reason

To avoid / minimise harm to retained habitats, ecological features and protected/priority species during the site clearance and construction phases of the development in accordance with the NPPF, and policies CS18, MSGP31 and MSGP37 of the Local Plan for Gateshead.

#### 23

No external lighting shall be provided until an external lighting strategy for the development has been 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.

Reason

To avoid adverse impacts on sensitive ecological receptors including protected and priority species in accordance with the NPPF, and policies CS18, MSGP31 and MSGP37 of the Local Plan for Gateshead.

24

All external lighting shall be installed in accordance with the specifications and locations set out in the approved strategy at condition 23.

Reason

To avoid adverse impacts on sensitive ecological receptors including protected and priority species in accordance with the NPPF, and policies CS18, MSGP31 and MSGP37 of the Local Plan for Gateshead.

25

Notwithstanding the approved details, the development shall not progress beyond the damp course until full details of the soft landscaping and areas of habitat creation/enhancement listed in the onsite and offsite habitat creation/enhancement sections of the submitted biodiversity net gain assessment (as updated to discharge Condition 17, including a completed Watercourse Metric), including planting specifications, timescales for implementation and a maintenance schedule, have been submitted to and approved in writing by the local planning authority.

Reason

To ensure the development achieves measurable biodiversity net gain and improves the local and natural environment in accordance with the NPPF, and policies CS18, MSGP31 and MSGP37 of the Local Plan for Gateshead.

26

The soft landscaping and habitat creation scheme, approved under condition 25, shall be implemented, and maintained in full accordance with the approved details and timetable for implementation.

Reason

To ensure the development achieves measurable biodiversity net gain and improves the local and natural environment in accordance with the NPPF, and policies CS18, MSGP31 and MSGP37 of the Local Plan for Gateshead.

27

Prior to the first use of the development hereby approved, a detailed Ecological and Landscape Management, Maintenance and Monitoring Plan, which includes arrangements to address any defects/issues

adversely impacting the biodiversity value and function of the soft landscaping and/or habitats provided on/off site, shall be submitted to and approved in writing by the Local Planning Authority.

**Reason**

To ensure the landscaping and habitats are appropriately maintained and achieve their required BNG condition scores in accordance with the NPPF, and policies CS18, MSGP31 and MSGP37 of the Local Plan for Gateshead.

28

The Ecological and Landscape Management, Maintenance and Monitoring Plan, approved under Conditions 27, shall be implemented in full for the lifetime of the development.

**Reason**

To ensure the landscaping and habitats are appropriately maintained and achieve their required BNG condition scores in accordance with the NPPF, and policies CS18, MSGP31 and MSGP37 of the Local Plan for Gateshead.

29

Prior to the first occupation of the development hereby approved, a timetable for the closure and making good of the easternmost existing vehicular site access shown on submitted plan Site Layout Plan - Existing (0002985-1011-P01), shall be submitted to and approved in writing by the Local Planning Authority.

**Reason**

In the interests of highway safety and in order to accord with NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

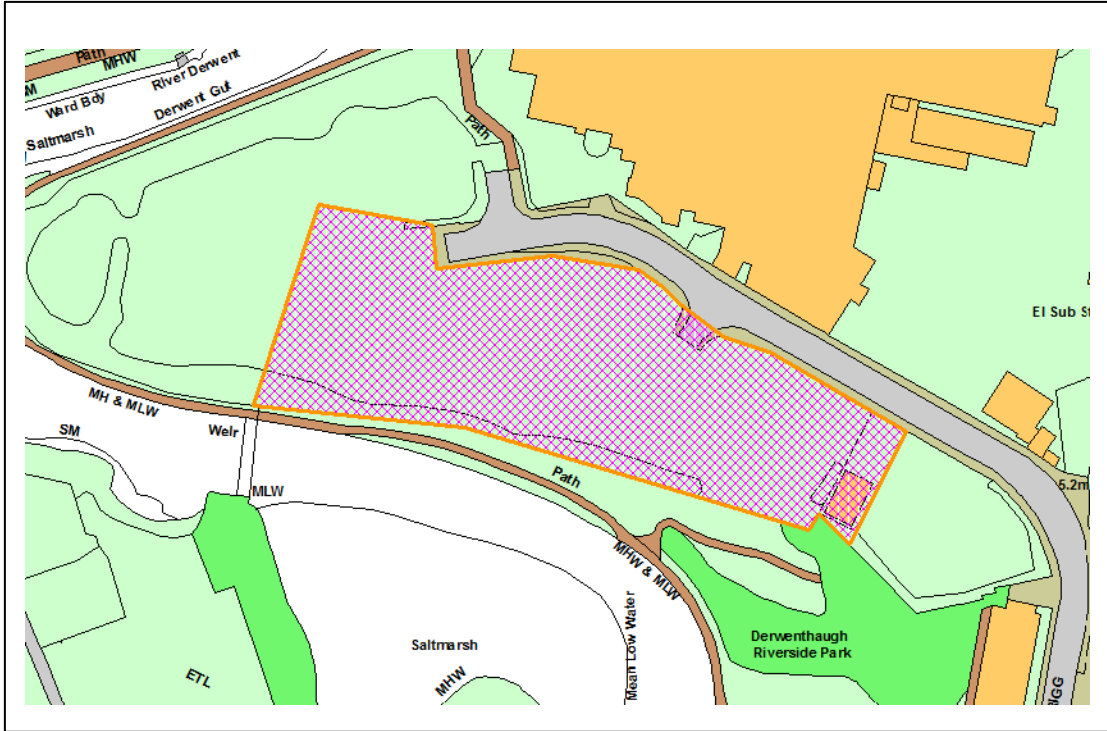
30

The closure and making good of the easternmost existing vehicular access shall be undertaken in accordance with approved plan 0002985-1111-Proposed Site Plan-P09 and the timetable for implementation approved under Condition 29.

**Reason**

In the interests of highway safety and in order to accord with NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.





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