



Taylor Wimpey North East  
FAO Mr N Duffield  
North House  
Wessington Way  
Sunderland  
SR5 3RL

Date: 25/04/2022  
Our ref: ST/0197/16/COND

This matter is being dealt with by:  
**Helen Lynch on 0191 4247408**  
Email:  
[planningapplications@southtyneside.gov.uk](mailto:planningapplications@southtyneside.gov.uk)

Dear Sir

In pursuance of their powers under the Town and Country Planning Act 1990, South Tyneside Council as Local Planning Authority resolved to **APPROVE** the details as required by a condition of planning permission ST/0461/15/RES that was previously granted

**Proposal:** Discharge of Condition 5: Sustainable drainage attenuation pond, scheme for maintenance and provision - relating to previously approved planning application Ref. ST/0461/15/RES (Phase 2)

**Location:** Land either side of, Monkton Lane / Lukes Lane, (Known locally as Monkton Fell), Hebburn, NE31 2HB, Phase 2: Bruce Drive/Gresford Close/Holmes Drive/1-10 (odd & even) Lukes Lane/ 60-76 (odd & even) Monkton Lane/Penrose Place/Saint Close/Victoria Walk/Wollaston Way,

---

**NOTES TO APPLICANT:**

- 1 In dealing with this application the Council has implemented the requirements of the National Planning Policy Framework to seek to approve applications for sustainable development where possible.
- 2 NOTE TO APPLICANT  
  
Queensberry Design Ltd - SuDs Management Plan Rev A received 17/07/2018.  
Landscape management plan Amenity Open Spaces Areas received 15/08/2019.  
Maintenance Schedule for Suds Basins and drainage ditch received 15/08/2019.

---

L Sloan

Louise Sloan  
Senior Development Services Manager

**Your attention is drawn to the attached schedule of notes which form part of this notice**

## **NOTES**

1. This certificate is issued under the Town and Country Planning Acts, Regulations and Orders and does not constitute a permission, approval or consent by South Tyneside Council for any other purpose whatsoever. Applications must therefore be made to the appropriate Departments of the Council for any other permission, approval or consent (including Building Regulations approval or approval of South Tyneside Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development.
2. You may also require permissions, approvals or consents under other legislation, or from bodies other than South Tyneside Council. This could include works affecting a public sewer, gas main, or electricity line, works within the adopted highway, works affecting a public right of way, property covenants, legislation relating to disabled persons, land drainage consent, waste management consent, scheduled monument consent or works affecting protected habitats or species.