

## **DELEGATED REPORT / CASE OFFICER'S ASSESSMENT**

**Ref No:** ST/0929/17/DEM  
**Proposal:** Application for prior approval under Schedule 2, Part 11 of the Town and Country Planning (General Permitted Development) Order 2015 for the demolition of 5-7 Keppel Street.  
**Location:** 5-7 Keppel Street  
SOUTH SHIELDS  
NE33 1LX

**Site Visit Made:** 25/10/2017

### **Description of the site and of the proposals**

This application is for prior approval under Schedule 2 of part 11 of the Town and Country Planning (General Permitted Development) (England) Order 2015, for the proposed demolition of 5-7 Keppel Street in South Shields. The assessment is to determine whether prior approval is required for the proposed demolition and any proposed restoration of the site, and if so whether it would be acceptable.

The proposed demolition works are required to facilitate the construction of the new Transport Interchange on Keppel Street (planning application reference: ST/0660/15/FUL). The adjacent Royal Mail and Post Office premises will be demolished at the same time, which is covered by the planning consent for the interchange.

Submitted details state the proposed demolition works would predominantly be by mechanical methods, with hand demolition methods where appropriate next to adjacent properties and pedestrian access area. Materials resulting from the demolition, including spoil and rubble, would be disposed of off-site.

As required by the GPDO, the applicant was required to erect the appropriate site notice informing the public of the proposed demolition works and a copy was submitted with the application. The site notice was visible at the case officer's site visit and so it is considered that the application has been appropriately publicised.

### **Publicity / Consultations**

N/A

### **Assessment**

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

The demolition is proposed in order to facilitate the construction of the new Transport Interchange on Keppel Street.

The proposed method of demolition would be appropriate given the scale of the building. The proposed method of site restoration would also be acceptable, leaving the site in a tidy condition.

It is considered that given the nature and scale of the proposed demolition work that prior approval is required. However, it is considered that the proposed method of demolition and site restoration would be acceptable. It is therefore recommended that although prior approval is required, it is hereby given.

### **Recommendation**

Prior Approval Required & Given  
«PLANNING\_APPLICATION.APPLICATION\_NUMBER»

## **Informatives**

- 1 In dealing with this application the Council has implemented the requirements of the National Planning Policy Framework (paragraphs 186 & 187) to seek to approve applications for sustainable development where possible.
- 2 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

## **List of approved plans for standard note**

### **Plan Reference**

Drwg No 12569N 1004 Rec 22/09/17

Drwg No 12569N 1002 Rec 22/09/17

**Case officer:** Josh Kenolty

**Signed:**

**Date:**

**Authorised Signatory:**

**Date:**

«END»