

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0974/17/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 Former Head Post Office, Keppel Street and 8-10 William Street, South Shields
Location: Former Head Post Office
Keppel Street and 8-10 William Street
SOUTH SHIELDS
NE33 1AA

Site Visit Made: 16/10/2016

Description of the site and of the proposals

This application is for prior approval under Schedule 2, Part 11 of the Town and Country Planning (General Permitted Development) (England) Order 2015, for the proposed demolition of the former Post Office and Royal Mail sorting office located on Kepple Street and Nos 8-10 William Street. This 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 in order to clear the site for the new transport interchange, which was permitted by application ref ST/0660/15/FUL.

Submitted details state that the proposed demolition works would be completed using mechanical methods, however hand methods would be used next to adjacent properties and pedestrian access areas.

In terms of site restoration, part of the proposed transport interchange would be constructed on the site. All spoil and rubble will be cleared from 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 on 16th October 2017 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 make way for the transport interchange scheme, which covers a wider site. Planning application ST/0660/15/FUL gave permission for its construction following the demolition of a number of buildings, including those which are the subject of this application.

The proposed methods of demolition and site restoration would be appropriate given the scale of the buildings and would leave the site in an acceptable 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 approved.

Recommendation

Prior Approval Required & Given

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.

Case officer: Seán Gallagher

Signed:

Date: 16/10/2017

Authorised Signatory:

Date:

«END»