DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0533/18/DEM
Proposal: Application for Prior Approval under Schedule 2, Part II of the Town and Country Planning (General Permitted Development) Order 2015 for the partial demolition of former South Shields Community School (Blocks B, C & D)
Location: Vacant Formerly South Shields Community School
Mcanany Avenue
South Shields
NE34 0PJ

Site Visit Made: 26/06/2018

Relevant policies/SPDs

N/A

Description of the site and of the proposals

This application is for Prior Approval under Schedule 2 of Part II of the Town and Country Planning (General Permitted Development) Order 2015 for the partial demolition of the former South Shields Community School at Mcanany Avenue, South Shields.

A developer is required to apply to the Local Planning Authority for a determination as to whether prior approval is required for the proposed method of demolition and any proposed restoration of the site. The Local Planning Authority may regulate the details of demolition in order to minimise its impact upon local amenity if considered necessary.

It is proposed that Blocks B, C and D are demolished, with the remaining blocks retained.

The site is bounded to the west by the highway of McAnany Avenue (with South Shields General Hospital beyond), to the south by the residential properties of Hollingside Way, to the north by the residential properties of Harton Lane and to the east by the school's running track (and the residential properties of Temple Park Road beyond).

The application form advises that the former school consists of a traditional masonry cavity wall construction and flat roof areas. The buildings to be demolished are surplus to requirements. They have been vacant for 6 years, have fallen into a poor state of repair and have become a target for vandalism.

The proposed method of demolition involves sequential dismantling techniques using hand tools, mechanical tools and a 360 degree demolition excavator. Minor reinstatement works include the provision of cavity walls to existing link corridors following demolition. These walls will be constructed in brick to match the existing retained buildings. The proposed site restoration includes top soiling and grass seeding of the former building plots and the provision of a bird's mouth knee rail fence to the perimeter of each plot.

It is anticipated that works will commence in August 2018 and be completed in November 2018.

Publicity / Consultations

1) **Neighbour responses**

   N/A

2) **Other Consultee responses**

   N/A

Assessment

There is no planning history of direct relevance to the determination of this application for prior approval.

As required by the GPDO, the applicant has erected an appropriate site notice informing the public of the proposed demolition works and a copy of this notice has been submitted with the application. A site notice was in place at the time of the case officer's site visit and as such it is considered that the application has been appropriately publicised.

The proposed demolition works would be controlled using widely used demolition techniques as described above. The nearest residential properties are located on Hollingside Way, approximately 36 metres to the south east of the buildings to be demolished, and it is considered that the proposed demolition works would be acceptable with regard to their impact on residential amenity. All arisings would be sorted for recycling and re-use and non-recyclable material will be transported to a land fill site.

It is considered that the proposed method of demolition would be appropriate given the scale and location of the buildings. Furthermore, the proposed method of site restoration would also be acceptable with regard to the visual amenities of the area.

Given the nature and scale of the proposed demolition works it is considered 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 approved.

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

Recommendation

Prior Approval Required & Given

Case officer:
Signed:
Date:

Authorised Signatory:
Date:

«END»