DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/1018/18/COND
Proposal: Discharge of Condition 18: Proposed external lighting and low level lighting design strategy for biodiversity. Relating to previously approved application Ref. ST/0322/17/FUL.
Location: 151-161 (odd) Whitburn Road & 1-12 Sandpiper View
East Boldon

Land at the junction and bounded by Whitburn Road and Moor Lane
East Boldon

(Vacant formerly Vinci Construction UK Ltd Moor Lane)

Relevant policies/SPDs

1 DM1 – Management of Development

2 DM7 – Biodiversity and Geodiversity Sites

3 EA3 – Biodiversity and Geodiversity

Description of the site and of the proposals

Planning permission was granted on 24th November 2017 for the demolition and clearance of existing vacant industrial buildings/infrastructure and erection of 18 residential properties, with associated access, open space and landscaping (ref: ST/0322/17/FUL). Planning permission was granted subject to conditions.

This report relates to the submission of details in respect of condition 18. Condition 18 states;

Before the first occupation of any dwelling hereby permitted, full details (including drawings and/or specifications) of the proposed external lighting to serve the entire development and a "low-level lighting design strategy for biodiversity" shall be submitted to and approved in writing by the Local Planning Authority. The lighting design strategy shall: a) identify those areas/features on or adjacent to the site that are particularly sensitive for bats and birds and that are likely to cause disturbance in or around their breeding and overwintering sites 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 and overwintering areas. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

In accordance with the recommendations of the applicant's Ecological Survey received 11/09/2017 and in the interests of safeguarding biodiversity and in order to ensure a satisfactory standard of development in the interests of both visual and residential amenity in accordance with Policies DM1, DM7 and EA3 of the South Tyneside Local Development Framework.

Publicity / Consultations

1) Neighbour responses

N/A

2) Other Consultee responses

Highways Authority

No highways comments or objections. Recommended approve.

Countryside Officer

Initial comments:

The applicant has submitted a number of documents and plans showing the proposed lighting scheme. However, the submission does not include the Low Level Lighting Design Strategy which: a) identifies those areas/features on or adjacent to the site that are particularly sensitive for bats and birds and that are likely to cause disturbance in or around their breeding and overwintering sites or along important routes used to access key areas of their territory, for example, for foraging; and b) shows 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 and overwintering areas. This information will be required before the condition can be discharged.

Final comments (following receipt of above requested information):

The revised plan gives a better understanding of the potential impacts of the lighting scheme and is sufficient to discharge the condition.

Assessment

A number of documents relating to lighting and carriageway works were submitted to satisfy the requirements of condition 18. The details have been reviewed in consultation with the Highways Authority and Countryside Officer, and following the assessment of additional information are considered to be acceptable.

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

Recommendation

Approve Details of Condition

Informatives

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.

List of approved plans for standard note

Plan Reference

Design Review and Risk Assessment Record Form: OPS-TF-2607a-LP received

07/11/2018

Outdoor Lighting Report received 07/11/2018

Drg No. BSXX(63)4001 received 07/11/2018

Drg No. BBLP6012 – 0890 Rev. A received 12/02/2019

Drg No. CLXX(90)1003 received 07/11/2018

Case officer: Nick Graham
Signed:
Date: 18/02/2019

Authorised Signatory:
Date:

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