DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0569/19/COND
Proposal: Discharge of Condition 4: Erection of approved 3 metre high close boarded acoustic fence with minimum surface density 10kg/m2. Relating to previously approved planning application Ref. ST/0754/16/FUL for erection of a combined heat and power (CHP) and boiler house building with associated plant/equipment, including erection of 22metre high flue, and ancillary accommodation. The proposal shall provide heat and power and utilise free heat for domestic hot water. The new plant will look to burn gas to generate electricity.
Location: South Tyneside District Hospital
Harton Lane
South Shields
NE34 0PL

Site Visit Made: N/A

Relevant policies/SPDs

1 DM1(B) - Management of Development

Description of the site and of the proposals

These details have been submitted to discharge condition 4 (erection of approved 3 metre high close boarded acoustic fence with minimum surface density 10kg/m2) attached to a previous planning permission (Application Ref: ST/0754/16/FUL) for the erection of a combined heat and power (CHP) and boiler house building with associated plant/equipment, including the erection of a 22 metre high flue.

The site is located at South Tyneside District Hospital, Harton Lane, South Shields.

Publicity / Consultations (Expiry date: 02/09/2019)

1) **Neighbour responses**

None consulted

2) **Other Consultee responses**

Environmental Health Team

I have assessed the information submitted in support of ST/0569/19/COND and can confirm that the information provided is sufficient to discharge the condition. The Acoustic fence has been installed in line with the details agreed in planning application ST/0754/16/FUL.

Assessment

Planning permission was granted on 19 December 2016 for the following development:

"Erection of a combined heat and power (CHP) and boiler house building with associated plant/equipment, including erection of 22metre high flue, and ancillary accommodation. The proposal shall provide heat and power and utilise free heat for domestic hot water. The new plant will look to burn gas to generate electricity."

Condition 4 attached to the planning permission states:

“Prior to the first use of the development hereby approved the proposed 3 metre high close boarded acoustic fence, as shown on Drawing No. 00-DR-A-01-0001 Rev P3 (General Arrangement Ground Floor Plan) and Drawing No. XX-DR-A-02-0001 Rev P3 (General Arrangement Elevations Sheet 1) received on 14/12/2016, shall be erected and this fence shall have a minimum surface density 10kg/m2. This form of acoustic fence shall be retained thereafter, and shall only be removed to enable maintenance access and in times of emergency.

To safeguard the amenities of neighbouring residents, in accordance with Development Management Policy DM1 of the South Tyneside Local Development Framework.”

Although condition 4 simply required the approved fence to be erected prior to the first use of the development approved and it did not require the submission of any further details, the applicant has provided photographic evidence that the approved fence has been erected.

The photographic evidence has been considered by the Council’s Environmental Health Team and they have confirmed that the acoustic fence has been installed in line with the details agreed as part of the planning application.

It is considered that the acoustic fence that has been erected will ensure that the development will be acceptable with regard to its impact on the residential amenities of the area.

As such, it is considered that the details are in accordance with Policy DM1 (B) of the South Tyneside Local Development Framework.

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

List of approved plans for standard note

Plan Reference

Details received 05/07/2019

Case officer:
Signed:
Date:

Authorised Signatory:
Date: