DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0088/20/COND
Proposal: Discharge of Condition 4 - Verification Report - relating to previously approved Planning Application ST/0610/18/LAA
Location: Temple Park Leisure Centre
Temple Park Centre
John Reid Road
South Shields
NE34 8QN

Site Visit Made: N/A

Relevant policies/SPDs

1 DM1 (M) - Management of Development

2 LDF CS EA5 - Environmental Protection

Description of the site and of the proposals

These details have been submitted to discharge Condition 4 (Contaminated Land Remediation Verification Report) attached to a previously approved Planning Application (ST/0610/18/LAA) for the "Demolition of Temple Park Leisure Centre's swimming pool including associated changing village and footbridge, plus the construction of a new two storey gable wall to the south elevation, together with minor remedial works to the east elevation of the Gymnastics' Centre and associated external works."

Publicity / Consultations (Expiry date: 04/03/2020)

1) Neighbour responses

None consulted.

2) Other Consultee responses

Environmental Protection

I have reviewed the following in relation to the discharge of the above condition:

- Final Verification Report for Temple Park Centre, South Shields. Prepared by Atkins for South Tyneside Council. January 2020 ref: 5187832

The verification report submitted details of the remediation that was done on site during the demolition – this includes importation of verified topsoil and subsoil, installation of the gas membrane and installation of the marker layer above the old swimming pool. Sufficient evidence of this remediation has been submitted within the verification report.

I am therefore happy that the information provided is sufficient for the discharge of the above condition.

Assessment

Condition 4 states:

"Following completion of measures identified in the approved remediation strategy, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority prior to the site being occupied.

To ensure the site is suitable for the proposed end use in accordance with Core Strategy Policy EA5 and Development Management Policy DM1 of the South Tyneside Local Development Framework."

The Council's Environmental Protection Section has assessed the Remediation Verification Report and consider that sufficient evidence has been provided to show that the remediation works carried out on site have been appropriately verified (and include the importation of verified topsoil and subsoil, the installation of a gas membrane and installation of a marker layer above the old swimming pool).

As such, it is considered that the submitted details are acceptable and that the works will ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy EA5 and Development Management Policy DM1 (M) 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

Final Verification Report (January 2020) Job Number: 5187832 Revision 1 received 03 February 2020

Case officer:
Signed:
Date:

Authorised Signatory:
Date:

«END»