DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0789/20/COND
Proposal: Partial discharge of Condition 4:- verification report, plots 150-159 inclusive relating to planning permission ST/0914/19/FUL

Location: Site of Former Narec Clothier Laboratories
Land to the West of Victoria Road West
Hebburn

Site Visit Made: N/A

Relevant policies/SPDs

1 DM1 - Management of Development (M)

2 LDF CS EA5 - Environmental Protection

Description of the site and of the proposals

Planning permission ST/0914/19/FUL was granted on 28/08/2020 for the erection of 159 dwellings with associated infrastructure, including vehicular access from Victoria Road West and landscaping.

This planning permission relates to, approximately; the southern half of a larger site and that has already been subject to previous planning permissions for housing development.

Condition 4 of the of the planning permission states:

> *Following the completion of measures identified in the approved Remediation Strategy (as set out in the preceding condition), a Verification Report (or reports) 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 any part of the site being occupied (to which the report or reports relate). The Verification Report (or reports) shall (when taken as a whole) demonstrate that the whole site has been remediated.*
>
> *To ensure the site is suitable for the proposed end use in accordance South Tyneside Local Development Framework Policies EA5 and DM1(M).*

The applicant is seeking a partial discharge request, for plots 150 to 159 inclusive; and has submitted a verification report for those plots.

Publicity / Consultations (summary)

1) **Neighbour responses:** Not applicable

2) **Other Consultee responses**

Environmental Protection: The information submitted is acceptable and the verification condition can be partially discharged for plots 150-159 inclusive.

Assessment

Having regard to the submitted details and the consultation response from Environmental Protection in relation to them, it is considered that sufficient information has been submitted to enable this condition to be partially discharged for plots 150-159 inclusive; in accordance with LDF Policies DM1(M) and EA5.

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 on decision

Case officer – delete this list from the report if the approved plans condition 2 is used
Business Support – delete this list from decision notice if the approved plans condition 2 is used

- Ergo Environmental Ltd. report ref. 19-535-LR3 (dated 11/09/2020) "Garden Validation Assessment – Victoria Road, Hebburn, Plots 150-159 inclusive", received 22/09/2020

Case officer initials:
Date:

Authorised Signatory:
Date:

«END»