DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0955/20/FUL

Proposal: Two storey extension to the existing school building, to provide 6 new teaching classrooms and additional dining space. Ancillary storage, plant, circulation and W.C.s to be provided internally. Externally the current covered walkway is to be removed and the current catering pod to be relocated to the edge of the Memorial Garden. Hard landscaping is to be provided, to enable external dining and existing paths to be widened and re-alignment of fence lines. Some existing soft landscaping is to be removed but re-provided in planters and borders.

Location: St Wilfrids RC College
Temple Park Road
South Shields
NE34 0QA

Site Visit Made: 11/01/2021

Relevant policies/SPDs

1 LDF CS ST1 - Spatial Strategy for South Tyneside
2 LDF CS SC1 - Creating Sustainable Urban Areas
3 LDF CS A1 - Improving Accessibility
4 LDF CS E1 - Delivering Economic Growth and Prosperity
5 LDF CS EA1 - Local Character and Distinctiveness
6 LDF CS EA5 - Environmental Protection
7 SA4 - Educational Provision and Development Opportunities
8 DM1 - Management of Development (A, B, C, D, G, H, I, K, M & N)

Description of the site and of the proposals

Planning permission is sought for the construction of a two storey extension to the existing school building, to remove a covered walkway, to re-locate an existing catering pod, for hard and soft landscaping (including an attenuation pond), and for the re-alignment of fences at St. Wilfrid's RC College, Temple Park Road in South Shields.

Application details state that the school was converted to academy status on 1st February 2016, and due to its outstanding reputation and consistently high performance, the school has been over subscribed in the main year of entry at an average of 211% of the published administration number (PAN) over the last four years. To respond to this demand, the school intends to raise the PAN from 220 to 250. The proposal is therefore to increase pupil numbers in the school to 1490 pupils, although staff numbers would not change.

The application site is located within the existing St Wilfrid's RC College site. The majority of existing buildings at the school are two-storey, and are located to the south west corner of the wider school site. External sports provision and pitches are located to the north and east of the existing school buildings. The site is bounded by residential properties to the south along Harton lane and by allotments to the west, with residential properties along Ashey Road positioned on the other side (to the west) of the allotments. The main vehicle access to the school is from Temple Park Road, which would remain, as would the existing service access off Brownlow Road. The proposal would not include any alterations to vehicle and pedestrian accesses into the school.

The proposed two storey extension would include the following:

- Six new classrooms, with built in storage (totalling 365m^2);
- Extension to the existing dining space to accommodate 200 pupils;
- New circulation space and staircases; and
- Removal of an existing accessible WC to facilitate access at first floor, and new additional WC provision.

Other works proposed are as follows:

- Removal of an existing external covered walkway;
- Re-location of an external catering pod to the Memorial Garden;
- Hard landscaping for external dining areas;
- Hard landscaping to widen pathways; and
- Provision of soft landscaping / planters.

The proposed extension would have a gross internal floor area of 776m^2.

Walls of the proposed two-storey extension would be of red / orange brick to match the existing building, white render, and dark grey aluminium curtain walling with coloured panels and louvres. The roof would be of single ply membrane lead grey in colour, with polycarbonate / glazed roof lights and a sedum / wildflower mat to the lower dining room roof. Windows would be of polyester powder coated aluminium frames and curtain walling, and doors would be of polyester powder coated aluminium frames and polyester powder coated steel panel doors. The proposal would also include polyester powder coated aluminium horizontal solar shading / brise soleil, polyester powder coated rainwater goods, PV array on the roof (although this is only a possibility) and external lighting.

Hard landscaping would comprise tarmac to roads / extended pathways, block paviors / setts and concrete paving slabs. An attenuation pond would be constructed in the existing Memorial Garden, and soft landscaping would comprise timber planters as well as new trees and shrub planting.

The applicant's agent has confirmed in writing that the construction access would be via Brownlow Road, which is an existing service access off Ashley Road.

On the adopted South Tyneside Local Development Framework (LDF) Site Specific Allocations proposals map, the application site is allocated for education provision and development opportunities under Policy SA4. The application site is also positioned within a coal mining high risk area.

Background information

The original proposal was amended to incorporate an attenuation pond within the existing Memorial Garden. The required an extended and so amended planning application red line. Therefore all neighbours were re-notified and all consultees were re-consulted on the planning application giving 21 days within which to make a representation.

Planning history

Relevant planning history at and in the immediate vicinity of the St Wilfrid's RC College site as follows:

- 2008 – Permission granted for refurbishment works (part of the former 'Building Schools for the Future' Government Programme) including the erection of a 2,200m^2 two-storey new build accommodation, a new vehicle access, alterations to existing accesses, and the provision of a multi-use play area (Ref: ST1241/08/FUL).
- 2011 – Permission granted for an 85 place school, including a new access and the demolition of Margaret Sutton School to create a replacement playing field. (Ref: ST/1145/11/FUL).

- 2012 – Permission granted under Section 73 of the Town & Country Planning Act 1990 to vary a condition attached to planning permission referenced ST/1145/11/FUL regarding proposed construction working arrangements (Ref: ST/1987/11/VC).
- 2013 – Permission granted for a new playing field / sports pitch on the former site of Margaret Sutton School, to be used by St. Wilfrid's RC College (Ref: ST/0910/13/FUL).
- 2015 – Permission granted for a two storey extension to the science/technology and art teaching block, and a proposed learning resource centre linked building within the courtyard (Ref: ST/0949/15/FUL).

Publicity / Consultations

Site notice expiry date 01/02/2021
Neighbour notification expiry dates 26/01/2021& 04/02/2021
Consultation expiry dates 26/01/2021 & 04/02/2021

1) Neighbour responses

None received

Case Officer Comments: One representation was received (with no specific address and so it was not formally logged) from a resident of Ashley Road, wanting to know what the impact of the proposal would be on their property. The case officer advised that it was not possible to state the exact impact of the proposal on their specific property (as no specific address had been provided). However, they were advised that the proposal would be a reasonable distance from properties along Ashley Road, and that as part of the assessment process, the proposal would be assessed in relation to its impact on the amenity of the occupiers of all neighbouring properties. The case officer also provided a web link to the drawings.

2) Other Consultee responses

Coal Authority

No objections raised, based on the information submitted, and the professional opinion of the submitted Geo-Environmental Investigation Report (Geol, 06 November 2020). This concludes that the risk of future ground subsidence as a result of unrecorded shallow coal mining is negligible and so no further measures are required.

Detailed considerations of ground conditions and / or foundation design may be required as part of any subsequent building regulations application.

Case Officer Comments: The Coal Authority were re-consulted following the amended proposal submitted by the applicant including the attenuation pond. However, they responded by stating that the amended proposal had not changed the Coal Authority's original opinion and so their comments remained unchanged.

Northumbrian Water

No comments to make in respect of this development

Northern Gas Networks

No objections

Northern Powergrid

No objections

Northumbria Policy Architectural Liaison Officer

No comments received

Internal Consultees

Traffic and Road Dafety Team (the Local Highway Authority)

No objections.

The transport assessment is fine, and the travel plan should be uploaded to the regional travel planning database. Query raised regarding where the additional cycle parking will be going as this is not clear.

Landscape Officer

No further comments to make

Environmental Protection (Contamination)

The site investigation has been used alongside a previous site investigation done in 2008 which has allowed for some cross referencing of data such as ground conditions and ground gas/potential for mine gas. The site investigation included five samples taken for contamination screening and showed that there were slightly elevated levels of Dibenz(ah)anthracene in two of the samples taken within the topsoil of 1.5mg/kg compared to the critical concentration of 0.58mg/kg. The borehole locations have been cross-referenced with a proposed site plan – and they are and remain within landscaped areas and so will continue to be left exposed. The recommendations from the report suggest that there is no remediation required as the exceedances are not excessive. However, this particular contaminant can be inhaled and has the potential to be a carcinogen as it is within the topsoil and remains exposed. Therefore I do not agree with the conclusion as they are above the critical concentration which is deemed safe to be within the soil and would suggest that these areas of elevated contaminated soils are remediated or additional samples taken to determine how much of the topsoil is affected, and conclusions drawn from this e.g. is it a hotspot? There has also been no conceptual site model submitted with the report. As a result of this request for additional information on these exceedances, I have attached the risk assessment condition alongside the remediation and validation should any works be required.

I am happy to accept the conclusions regarding the gas as results from previous investigations showed that the site was identified as CS1. There is also limited risk to groundwater as well as limited risk from historic mine workings.

Should the application proceed conditions are recommended in relation to the submission of an investigation and risk assessment (notwithstanding details submitted), a remediation strategy, a verification report, and in relation to the event of contamination being found that was not previously identified.

Environmental Protection (as Lead Local Flood Authority)

No comments to make regarding the proposal.

Waste Collections

No comments to make regarding the proposal.

Assessment

The main issues relevant to the determination of this planning application are:

- Acceptability of the development in principle
- Design and visual impact
- Impact on residential amenity
- Transportation and highway safety issues
- Environmental Issues
- Landscaping

Acceptability of the development in principle

The application site is within the curtilage of the St. Wilfrid's RC College complex, and is previously development land. It is an objective of the spatial strategy to maximise the re-use of previously developed land in the built up areas.

The proposed extensions would assist in achieving the Core Strategy objective of investing in education and learning at existing facilities. The application site is part of an established education site, which is allocated for educational provision and development opportunities for educational attainment.

It is considered that the proposal would accord with adopted South Tyneside Local Development Framework (LDF) Core Strategy Policies ST1, SC1 and E1, and adopted South Tyneside LDF Site Specific Allocations Policy SA4. It is therefore considered to be an acceptable form of development in principle.

Design and visual impact

The proposed extension would be of a similar height to the existing school buildings, which are largely two-storey. It would be well screened from public vantage points behind the existing school buildings and existing houses along Ashley Road and Harton Lane. Other external works would be relatively minor and would also be largely screened from public vantage points.

It is considered that the proposal would be in keeping with the existing built form and so would convey sensitive consideration to its site and surroundings having regard to its design, scale, form and use of materials. External building materials would be acceptable, including walls largely to match those of exterior of the existing building. A condition is recommended to control that the development be constructed in accordance with submitted material specifications unless otherwise agreed in writing by the Local Planning Authority. Subject to the compliance with this materials condition it is considered that the proposal would have an acceptable visual impact and so it would accord with adopted South Tyneside LDF Development Management Policy DM1 (A).

Impact on residential amenity

The nearest residential properties to the proposed two storey extension would be positioned approximately 35 metres to the east along Ashley Road, with allotments positioned between. Given this reasonable separation distance and the intervening land use, and given the separation distances between the proposed two storey extension and all other neighbouring properties, as well as the relatively minor nature of all other proposed works which would be within existing school grounds, it is considered that the overall proposal would have no unacceptable impacts on the amenity of the occupiers of any neighbouring properties.

Given that there are residential properties close to application site, including adjacent to the access off Brownlow Road where construction vehicles would access the site, it is recommended that a condition be attached to any planning permission to control that construction and associated works / deliveries of

materials be during normal daytime hours during the week and on a Saturday morning only. It is not considered necessary to control where construction vehicles would access the site.

Subject to compliance with the recommended condition it is considered that the proposal would accord with adopted South Tyneside LDF Core Strategy Policy EA5 and adopted South Tyneside LDF Development Management Policy DM1 (B).

Transportation and highway safety issues

The existing accesses for vehicles and pedestrians would remain the same (including the service accesses). The submitted document titled 'Transport Statement and Travel Plan' by Milestone Transport Planning dated November 2002 (received 10/11/2020) states that there are 111 existing car parking spaces for staff and visitors, and 160 existing cycle spaces. The number of cycle spaces exceeds the current requirement for the school which is 155 cycle spaces.

The Council's Traffic and Road Safety Team (the Local Highway Authority) have raised no objections to the application. They have stated that the Transport Assessment is acceptable and that the Travel Plan should be uploaded to the regional travel database. They have also stated that the additional cycle spaces should be provided.

The submitted Transport Statement and Travel Plan states that the school does not allow parents to enter the site to pick-up / drop-off pupils, which instead occurs on the highway network. It states that the existing highway network copes well with high levels of activity around the school, with no significant issues being noted. It is therefore considered that no additional operational space would be required for the proposed extension (given that there is currently none), and instead additional pupils would be picked up / dropped off on the highway network which would be acceptable.

The proposed extension would provide additional teaching space (six new classrooms). However, application details state that no additional teaching staff are required. On this basis it is considered that no additional car parking would be required.

Given that the proposed extension is required to accommodate additional pupils at the school, additional cycle parking would be required in accordance with Supplementary Planning Document (SPD) 6 'Parking Standards' – one cycle space per five staff plus one cycle space per ten pupils. Given that staff levels would remain unchanged, and given that there are five more cycle spaces at the school than currently required, the proposal would require thirteen additional cycle parking spaces. A condition is recommended to require thirteen additional cycle parking spaces to be provided in the position shown on the proposed site plan (which is where existing cycle parking spaces are positioned) in accordance with details specified in an e-mail dated 15/02/2021 (illustrating Sheffield cycle stands).

The submitted document titled 'Transport Statement and Travel Plan' states that an updated travel plan will be prepared. Given that the extended school would have more pupils, it is considered that the existing travel plan dated May 2017 (approved under application Ref: ST/0645/17/COND which discharged Condition 7 attached to planning permission Ref: ST/0949/15/FUL) should be updated to incorporate the proposed development. This would be to ensure continued sustainable travel patterns, in a location that is well served by public transport links.

The proposal would result in some minor changes to the existing service yard. However the service access into the site would remain the same as existing (off Brownlow Road), and the submitted Transport Statement and Travel Plan has provided swept path anaylsis demonstrating that vehicles would still be able turn within the servicing yard so that they could then leave the site in forward gear. This is considered to be acceptable.

Subject to the compliance with the recommended conditions, it is considered that the proposal would

accord with adopted South Tyneside LDF Core Strategy Policy A1, and adopted South Tyneside LDF Development Management Policy DM1 (G, H & I) and the associated SPD6.

Environmental Issues

Contamination

The applicant has submitted a document titled 'Geo-Environmental Investigation Report by GEOL Consultants Ltd dated 06/11/2020 (received 10/11/2020). The Council's Environmental Protection Officer has advised that they do not agree with the conclusions of this report regarding no remediation being required. This is because there were slightly elevated levels of Dibenz(ah)anthracene in two of the samples taken within the topsoil of 1.5mg/kg compared to the critical concentration of 0.58mg/kg. The borehole locations have been cross-referenced with the proposed site plan – and they are and remain within landscaped areas and so will continue to be left exposed. This particular contaminant can be inhaled and has the potential to be a carcinogen as it is within the topsoil and remains exposed. Areas of elevated contaminated soils therefore need to be remediated or additional samples need to be taken to determine how much of the top-soil is affected and conclusions drawn from this.

The Council's Environmental Protection Officer has recommended that conditions be attached to any planning permission in relation to the submission of an investigation and risk assessment (notwithstanding details submitted), a remediation strategy, a verification report, and in relation to the event of contamination being found that was not previously identified. It is therefore recommended that these conditions be attached to any planning permission. The conditions relating to the investigation / risk assessment and remediation are 'pre-commencement' condition, and so in accordance with the Town and Country Planning (Pre-Commencement Conditions) Regulations 2018, the applicant's agent was given 10 working days to confirm whether or not they agreed to them. They responded on 18/02/2021 agreeing to the conditions. Subject to the discharge of and compliance with these conditions, it is considered that the proposal would accord with adopted South Tyneside LDF Core Strategy Policy EA5 and LDF Development Management Policy DM1 (M).

Drainage

The submitted drainage strategy shown on Drawing No. C0001 Rev T02 'Below Ground Drainage Layout' received 13/01/2021 illustrates that an attenuation pond would be constructed within the application site, which would retain surface water prior to it being disposed of to the mains sewer. Northumbrian Water and the Council's Environmental Protection Officer (as Lead Local Flood Authority) have raised objections to this drainage strategy. It is recommended that a condition be attached to any planning permission to require the development to be undertaken in accordance with the submitted drainage strategy, unless otherwise agreed in writing by the Local Planning Authority. Subject to the compliance with this condition, it is considered that the proposal would accord with adopted South Tyneside LDF Core Strategy Policy EA5 and adopted South Tyneside LDF Development Management Policy DM1 (K).

Coal Mining

The application site is located within a coal mining high risk area. However, the Coal Authority has raised no objections to the proposal. This is based on the investigations undertaken in 2008 (two boreholes) which did not encounter any evidence of voiding of broken ground, and the submitted Geo-Environmental Investigation Report (Geol, 06 November 2020) which recorded the investigations and concluded that the risk of future ground subsistence as a result of unrecorded coal mining was negligible The Coal Authority stated that further more detailed considerations of ground conditions and / or foundation design may be required as part of any subsequent building regulations application.

The Coal Authority comments were discussed with the Council's Building Control 'Operations Manager', who confirmed that the matter would be considered under building regulations. On this basis it is

considered that the proposal has taken into account the legacy of mineral workings, and so it accords with adopted South Tyneside LDF Development Management Policy DM1 (N).

Landscaping

Proposed hard landscaping would include an external seating area, and wider footpaths. Soft landscaping would include an attenuation pond as well as the planting of trees, shrubs and planters. However, the landscaping would be relatively minor in the context of this site, and largely screened from the public domain. The Council's Landscape Officer has stated that they have no specific comments to make. Nevertheless, it is recommended that a condition be attached to any planning permission to require the hard and soft landscaping proposals to be undertaken as illustrated on Drawing No. ZZ-XX-DR-A-900001 Rev P3 'Proposed Landscape' received 13/01/2021.

Subject to compliance with this condition it is considered that the proposal would accord with adopted South Tyneside LDF Development Management Policy DM1 (C & D).

Summary

The application site is part of an existing school complex. Subject to the schedule of conditions (which the applicant's agent has seen and raised no objections to) including relating to construction hours, an updated travel plan, the provision of cycle parking, contamination, surface water drainage and soft landscaping, for the reasons set out above it is considered that the proposal would accord with development plan policies. It is therefore an acceptable form of development.

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

Recommendation

Grant Permission with Conditions

Conditions

1 The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

As required by Section 91 of the Town and Country Planning Act 1990 and to ensure that the development is carried out within a reasonable time.

2 The development shall be carried out in accordance with the approved plan(s) as detailed below

- Drawing No. ZZ-00-DR-A-010001 Rev P8 'General Arrangement Plan – Ground Floor' received 10/11/2020
- Drawing No. ZZ-01-DR-A-010001 Rev P7 'General Arrangement Plan – First Floor' received 10/11/2020
- Drawing No. ZZ-RF-DR-A-010001 Rev P1 'General Arrangement Plan – Roof Plan' received 10/11/2020
- Drawing No. ZZ-00-DR-A-010002 Rev P3 'General 3D Views' received 10/11/2020
- Drawing No. ZZ-XX-DR-A-020000 Rev P1 'Existing and Proposed Elevations' received 10/11/2020

- Drawing No. ZZ-XX-DR-A-020001 Rev P5 ‘General Arrangement Elevations – Sheet 1’ received 10/11/2020
- Drawing No. ZZ-XX-DR-A-020011 Rev P2 ‘General Arrangement Elevations – Sheet 2’ received 10/11/2020
- Drawing No. ZZ-XX-DR-A-030001 Rev P5 ‘General Arrangement Sections – Sheet 1’ received 10/11/2020
- Drawing No. ZZ-XX-DR-A-030002 Rev P5 ‘General Arrangement Sections – Sheet 2’ received 10/11/2020
- Drawing No. ZZ-XX-DR-A-900001 Rev P3 ‘Proposed Landscape’ received 13/01/2020

Any minor material changes to the approved plans will require a formal planning application under S73 of the Town and Country Planning Act 1990 to vary this condition and substitute alternative plans.

In order to provide a procedure to seek approval of proposed minor material change which is not substantially different from that which has been approved.

3 The external materials of the development hereby permitted shall be as specified within / on the following:

- Section 7 of the planning application form received 10/11/2020;
- The Design and Access Statement Rev P1 (dated November 2020) received 10/11/2020;
- Drawing No. ZZ-00-DR-A-010001 Rev P8 ‘General Arrangement Plan – Ground Floor’ received 10/11/2020;
- Drawing No. ZZ-RF-DR-A-010001 Rev P1 ‘General Arrangement Plan – Roof Plan’ received 10/11/2020;
- Drawing No. ZZ-XX-DR-A-020001 Rev P5 ‘General Arrangement Elevations – Sheet 1’ received 10/11/2020; and
- Drawing No. ZZ-XX-DR-A-020011 Rev P2 ‘General Arrangement Elevations – Sheet 2’ received 10/11/2020.

Unless otherwise agreed in writing by the Local Planning Authority pursuant to this condition.

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with adopted South Tyneside LDF Development Management Policy DM1.

4 No construction or associated works or deliveries of materials shall take place outside the hours of 8am - 6pm Monday to Friday and 9am - 1pm Saturdays and no such works or deliveries shall be carried out at any time on Sundays or Bank Holidays, without the prior written agreement of the local planning authority.

To safeguard the amenity of the nearby residents, in accordance with adopted South Tyneside LDF Development Management Policy DM1.

5 Prior to the first occupation of the development hereby permitted, the existing school travel plan dated May 2017 (approved under application Ref: ST/0645/17/COND which discharged Condition 7 attached to planning permission Ref: ST/0949/15/FUL) shall be updated to incorporate the development, and submitted for the approval in writing by the Local Planning Authority. Thereafter, the approved Travel Plan shall continue to be implemented, monitored and updated on an annual basis in accordance with approved details.

In the interests of securing sustainable travel patterns in accordance with adopted South Tyneside LDF Core Strategy Policy ST2.

6 Prior to the first occupation of the development hereby permitted, thirteen cycle parking spaces (Sheffield cycle stands as specified in an e-mail received 15/02/2021), in the position as shown on Drawing No. ZZ-XX-DR-A-910003 Rev P3 'Proposed Site Plan' received 09/02/2021, shall be constructed / installed and made available for use. The cycle parking spaces shall then be retained henceforth for their designated purpose.

To ensure a satisfactory standard of sustainable development in accordance with adopted South Tyneside LDF Core Strategy Policy A1.

7 Notwithstanding details submitted, the development hereby permitted must not commence until an investigation and risk assessment has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
(i) a survey of the extent, scale and nature of contamination;
(ii) an assessment of the potential risks to human health and property (existing or proposed); and
(iii) an appraisal of remedial options, and proposal of the preferred option(s).
This must be conducted in accordance with DEFRA and the Environment Agency's '*Land Contamination : Risk Management*'.

To ensure that risks from land contamination to the future users of the land are minimised, and to ensure that development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with adopted South Tyneside LDF Core Strategy Policy EA5 and adopted South Tyneside LDF Development Management Policy DM1.

8 The development hereby permitted must not commence until a detailed remediation strategy for the proposed remedial works, deemed necessary by the investigation and risk assessment, has been submitted to and approved in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. Where remediation of gas has been identified as necessary by the site investigation, a gas verification plan must be submitted for the proposed gas protection measures. The remediation scheme must ensure that the site will not qualify as

contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

To ensure that risks from land contamination to the future users of the land are minimised, and to ensure that development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with adopted South Tyneside LDF Core Strategy Policy EA5 and adopted South Tyneside LDF Development Management Policy DM1.

9 Following completion of measures identified in the approved remediation scheme under Condition 8, 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 development hereby permitted being occupied / brought into use.

To ensure that risks from land contamination to the future users of the land are minimised, in accordance with adopted South Tyneside LDF Core Strategy Policy EA5 and adopted South Tyneside LDF Development Management Policy DM1.

10 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. Sufficient detail should be provided identifying how the unexpected contamination will be dealt with.

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with adopted South Tyneside LDF Core Strategy Policy EA5 and adopted South Tyneside LDF Development Management Policy DM1.

11 Prior to the development hereby permitted being brought into use, the drainage strategy as shown on Drawing No. C0001 Rev T02 'Below Ground Drainage Layout' received 13/01/2021 shall be implemented. It shall then be maintained and retained henceforth, unless otherwise agreed in writing by the Local Planning Authority pursuant to this condition.

To prevent flooding by ensuring the satisfactory disposal of surface water from the site, in accordance with adopted South Tyneside LDF Development Management Policy DM1.

12 The soft landscape scheme shall be completed in accordance with the scheme shown on the Drawing No. ZZ-XX-DR-A-900001 Rev P3 'Proposed Landscape' received 13/01/2021 not later than 12 months after the first occupation of the development. Any new trees or shrubs which within a period of 5 years of planting die, are removed or become seriously damaged or diseased, shall be replaced with others of similar size and species not later than the next planting season after the loss or damage has occurred (unless otherwise agreed in writing by the Local Planning Authority).

In order to soften the visual appearance of the development, in the interests of visual

amenity in accordance with adopted South Tyneside LDF Development Management Policy DM1.

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.

2 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Case officer: David Rogerson

Signed: *David Rogerson*

Date: 22/02/2021

Authorised Signatory:
Date: