



Lichfields
FAO: Robert Dibden
The St Nicholas Building
St Nicholas Street
Newcastle upon Tyne
NE1 1RF

Date: 24/09/2021
Our ref: ST/0770/21/PALPAO

This matter is being dealt with by:
Helen Lynch on 0191 4247408
Email:
planningapplications@southtyneside.gov.uk

Dear Sir

Proposal: Application for Prior Approval under Part 18 , Class A to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, for the redevelopment of Hebburn Metro Station (Island platform).
Location: Hebburn Metro Station, Station Road, Hebburn,

On 24/09/2021 South Tyneside Council as Local Planning Authority determined that **PRIOR APPROVAL OF THE AUTHORITY IS REQUIRED AND IS HEREBY GIVEN** for the proposed change of use of the existing building as described above.

SUBJECT TO THE FOLLOWING CONDITION(S) AND REASON(S):

- 1 Prior to the commencement of the above ground development samples and details of all external materials shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details.

In order to secure a satisfactory standard of development and in the interests of the amenity of the area in accordance with Development Management Policy DM1 of the South Tyneside Local Development Framework.
- 2 Prior to the first use and operation of the island platform (as detailed on Drg no. 10096-HEB-1001-WEDG-001 received 14/07/2021), details for a full lighting scheme and a lighting assessment shall be submitted to and approved in writing by the Local Planning Authority. The lighting assessment must confirm that the new lighting scheme meets the criteria set out in Table 4 (entitled 'Obtrusive lighting limitations for exterior lighting installations') contained within of the Baseline Lighting Survey - Hebburn Metro Station, report reference: NJD21-0045-001R (prepared by njd Environmental Associates, April 2021) received 14/07/2021. All works shall be carried out in accordance with the approved details.

To ensure a satisfactory standard of development in the interests of residential amenity in accordance with Development Management Policy DM1 of the South Tyneside Local Development Framework.

INFORMATIVES

For the avoidance of doubt this decision relates to the following plans and/or specifications

Drg No 10096-HEB-1001-WEDG-001 received 14/07/21

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 NOTE TO APPLICANT

The Highway Authority have requested the submission of a Construction Management Plan to ensure that the works are regulated effectively and done with consideration to local residents.

3 NOTE TO APPLICANT

Any potential risk to site workers during construction of the replacement platform can be mitigated and minimised by correct PPE and awareness from site workers.



Peter Mennell
Head of Regeneration and Housing