

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0129/23/COND
Proposal: Discharge of Condition 3 - Noise Impact Assessment- relating to previously approved Prior Approval Application ST/1013/23/PNCU.
Location: 54-56 King Street
South Shields
NE33 1HZ

Relevant policies/SPDs

1 DM1 - Management of Development

Description of the site and of the proposals

Prior approval was granted on 10th February 2023 for a change of use of vacant office space at first, second and third floor levels to form three residential apartments at 54-56 King Street, South Shields.

This report relates to the submission of details in respect of condition 3. Condition 3 states;

The residential apartments hereby approved shall not be occupied until a noise assessment has been submitted to, and approved in writing by, the Local Planning Authority, and any recommendations arising from the approved noise assessment are implemented in full and retained thereafter in perpetuity.

In the interests of residential amenity in accordance with South Tyneside LDF Development Management Policy DM1 and Paragraph 130 of the NPPF.

Publicity / Consultations

1) Neighbour responses

N/A

2) Other Consultee responses

Environmental Health Officer – The noise assessment that has been submitted is satisfactory to discharge the condition.

The assessment has recommendations in terms of glazing and ventilation specification which should be installed as per the specification suggested in section 5.

Assessment

The applicant has submitted a Noise Assessment setting out glazing and ventilation specifications. The Environmental Health considers the details submitted to be acceptable and recommends the condition is discharged. Therefore, it is considered on this basis the details submitted as part of this application and requiring approval are acceptable, and the condition can be discharged in relation to the submitted details.

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

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 You are reminded that the residential apartments are to be carried out in accordance with recommendations of the Noise Impact Assessment received 28/02/2023 and the ongoing requirements of condition 3.

List of plans for standard note

Noise Impact Assessment Report received 28/02/2023

Case officer: Nick Graham

Signed: N. Graham

Date: 11/05/2023

Authorised Signatory:

Date:

«END»