

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0205/23/COND
Proposal: Partial Discharge of Condition 5 - Verification Report that demonstrates the effectiveness of remediation to plots 174-184, 189-206, 231-245, 314-318 and 334. Relating to previously approved Planning Application ST/0553/20/VC
Location: Site of Former Industrial Units Bedewell Industrial Park/Baker Perkins Sports Ground, Red House Road and Car Park Opposite 81-103 Red House Road Hebburn

Relevant policies/SPDs

- 1 LDF CS EA5 - Environmental Protection
- 2 DM1 - Management of Development (M)

Description of the site and of the proposals

These details have been submitted for the partial discharge of condition 5 (Contaminated land remediation verification report) attached to a previously approved planning application (Ref: ST/0553/20/VC) for residential development comprising 335 no. residential units with associated access, landscaping and engineering works on the site of the former Industrial Units at Bedewell Industrial Park / Baker Perkins Sports Ground, Red House Road and Car Park opposite 81-103 Red House Road, Hebburn.

The application description was amended part-way through the process to reflect the partial discharge of the condition and the affected plots.

Condition 5 states;

Following completion of measures identified in the approved Remediation Strategy, a Verification Report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority prior to the site being occupied.

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

Publicity / Consultations

1) Neighbour responses

N/A

2) Other Consultee responses

Environmental Protection Officer –

I have reviewed the validation documents for plots 174-184, 189-206, 231-245, 314-318 and 334 inclusive and I can confirm that I am happy with the remediation carried out which includes at least 1000mm of clean imported soils over a separator membrane (of which is clearly identifiable in the images provided). Imported soils have been tested and the results produced to confirm that the soils are suitable for use in the garden areas of the above residential plots.

I would however add that on sample numbers SS-301, SS-302 and SS-303 the pH of the soils exceed the limit value of 9 with values of 11.0, 11.1 and 11.3 meaning the soils are highly alkaline. This can impact the growth of plants/grasses and their ability to absorb nutrients from the soil.

Notwithstanding this, I am happy to partially discharge the condition in relation to the above plots.

Assessment

This submission relates to the remediation verification of plots 174-184, 189-206, 231-245, 314-318 and 334 inclusive.

The details have been assessed by the Council's Environmental Protection Section who have advised that following the receipt of additional information the condition may be partially discharged for these particular plots.

It is considered that the works will ensure that the site is suitable for the proposed residential end use in accordance with Core Strategy Policy EA5 and Development Management Policy DM1 (M) of the South Tyneside Local Development Framework.

However, as the verification reports only relate to a number of plots on the site, condition 5 can only be partially discharged. It is therefore suggested that an informative is included to advise the applicant that further verification reports must be submitted with regard to the remaining plots in order to enable the condition to be discharged in full.

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 As the verification report only relates to a number of plots on the site, condition 5 can only be partially discharged. The applicant is advised that further verification reports must be submitted with regard to the remaining plots in order to enable the condition to be discharged in full.

List of approved plans for standard note

Plan Reference

- Plotworks Validation Certificate Number 77 - Plots 316-318 - Received 20/03/2023
- Plotworks Validation Certificate Number 78 - Plot 314-315 - Received 20/03/2023
- Plotworks Validation Certificate Number 79 - Plot 334 - Received 20/03/2023
- Plotworks Validation Certificate Number 80 - Plot 237 - Received 20/03/2023
- Plotworks Validation Certificate Number 81 - Plots 238-240 - Received 20/03/2023
- Plotworks Validation Certificate Number 82 - Plots 235-236 & 241-242 - Received 20/03/2023
- Plotworks Validation Certificate Number 83 - Plots 183-184 - Received 20/03/2023
- Plotworks Validation Certificate Number 84 - 179-182 - Received 20/03/2023
- Plotworks Validation Certificate Number 85 - Plots 189-191 - Received 20/03/2023
- Plotworks Validation Certificate Number 86 - Plots 192-193 - Received 20/03/2023
- Plotworks Validation Certificate Number 87 - Plots 194-196 - Received 20/03/2023
- Plotworks Validation Certificate Number 88 - Plots 231-234 - Received 20/03/2023
- Plotworks Validation Certificate Number 89 - Plots 197-200 - Received 20/03/2023

- Plotworks Validation Certificate Number 90 - Plots 243-245 - Received 20/03/2023
- Plotworks Validation Certificate Number 91 - Plots 201-202 - Received 20/03/2023
- Plotworks Validation Certificate Number 92 - Plots 203-206 - Received 20/03/2023
- Plotworks Validation Certificate Number 93 - Plots 175-176 - Received 20/03/2023
- Plotworks Validation Certificate Number 94 - Plots 177-178 - Received 20/03/2023
- Plotworks Validation Certificate Number 95 - Plot 174 - Received 20/03/2023

Case officer: Emma Thomas

Signed: E. Thomas

Date: 05/05/2023

Authorised Signatory: G.Horsman

Date: 09/05/2023