

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0211/23/COND
Proposal: Partial Discharge of Condition 4: Verification Report (that demonstrates the effectiveness of the remediation carried out) to Plot 67, relating to planning permission ST/0914/19/FUL.
Location: Nightingale Avenue, Redwing Walk, Reyburn Wynd, Robin Close, and 1-39 (odd) & 2-24 (even) Swallow Drive

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 plot 67; and has submitted a verification report for this plot.

Publicity / Consultations

- 1) **Neighbour responses –**
N/A
- 2) **Other Consultee responses**
Environmental Protection -

I have reviewed the validation document relating to the above condition discharge for plot 67 and I can confirm that I am happy with the remediation carried out which includes 1000mm of clean imported soils (at least 850mm subsoil and 150mm topsoil). 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 plot.

I can therefore confirm that I am happy to partially discharge the verification condition relating to plot 67.

Assessment

Having regard to the amended 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 plot 67; 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

- Ergo Environmental Ltd. report ref. 19-535-LR23 (dated 10/03/2023) "Garden Validation Assessment – Victoria Road, Hebburn, Plot 67, received 21/03/2023

Case officer: Emma Thomas

Signed: E. Thomas

Date: 09/05/2023

Authorised Signatory: Geoff Horsman

Date: 09/05/2023

«END»