DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0546/23/COND
Proposal: Discharge of condition 3 (drainage details), 4 (contaminated land - remediation strategy), 7 (materials - building) and 10 (hard surface treatments), relating to previously approved planning application ST/0892/22/LAA
Location: Vacant land behind Seton Avenue, Fox Avenue and Laybourn Gardens South Shields

Site Visit Made: N/A

Relevant policies/SPDs

1 LDF CS ST2 - Sustainable Urban Living [condition 3]

2 DM1 - Management of Development [conditions 3, 4, 7 & 10]

3 LDF CS EA5 - Environmental Protection [condition 4]

Description of the site and of the proposals

In summary, the planning permission (reference: ST/0892/22/LAA) granted (subject to conditions) the development of a new two storey children's assessment centre.

Details within this request are for the following four planning conditions:

3 - Drainage details (to be consistent with those previously submitted details and to include evidence of agreement to connect to NWL and maintenance)
4 - Contaminated land remediation strategy
7 - Facing materials for the building (given indicative information for these when permission was granted)
10 - Hard surface treatments (given indicative information for these when permission was granted)

Publicity / Consultations

1) **Neighbour responses:** N/A

2) **Other Consultee responses**

Lead Local Flood Authority: The drainage details and their maintenance are acceptable.
Environmental Protection: The contaminated land remediation strategy is acceptable.

Assessment

In relation to conditions 3, 7 and 10, the submitted details are consistent with what was indicatively being shown when planning permission was granted (with the details for condition 3 including evidence of agreement to connect to NWL and maintenance), and with regards to condition 4 providing the contaminated land remediation strategy.

Having regard to the submitted details and the consultation responses (in relation to drainage and the contaminated land remediation strategy), it is considered that sufficient information has been submitted to enable these conditions to be discharged; in accordance with LDF Policies (as set out above).

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 plans for standard note on decision

Condition 3
Drainage Construction Details Sheet 1 Drg. No. 149100-2003 Rev D received 04/08/2023
Drainage Construction Details Sheet 2 Drg. No. 149100-2007 Rev D received 04/08/2023
Drainage Construction Details Sheet 3 Drg. No. 149100-2008 Rev D received 04/08/2023
Drainage Construction Details Sheet 4 Drg. No. 149100-2009 Rev D received 04/08/2023
Drainage Notes Drg. No. 149100-2010 Rev. D received 04/08/2023
Manhole Schedule Drg. No. 149100-2011 Rev C received 04/08/2023
Proposed Drainage Strategy Drg. No 149100-2002 Rev E received 04/08/2023
Proposed Spot Levels Drg. No. 149100-2005 Rev E received 04/08/2023
External Works Construction Details Sheet 1 Drg. No. 149100-2013 Rev B received 04/08/2023
Drainage Maintenance Statement received 04/08/2023
Copy of NWL pre-planning enquiry letter received 04/08/2023

Condition 4
Remediation Strategy and Validation Proposal received 04/08/2023

Condition 10
Proposed Surface Finishes Drg. No. 149100-2012 Rev. C received 04/08/2023

Condition 7
Materials Schedule Rev. 0 received 04/08/2023

Case officer initials: GSI
Date: 10/10/2023

Authorised Signatory: Helen Lynch
Date: 11/10/2023

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