DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0548/23/AAA
Proposal: Adjoining Authority Application for variation of conditions attached to planning approval 21/01764/HE4 for the erection of industrial unit to be used for the manufacture of batteries for vehicles with ancillary office / welfare floorspace and associated infrastructure provision, accesses, parking, drainage and landscaping. Conditions to be varied Condition 2 (Approved plans), Condition 3 (Floor space), Condition 4 (Design and Access Statement) and Condition 32 (Materials).
Location: 1 International Drive
Sunderland
SR5 3FH

Site Visit Made: N/A

Description of the site and of the proposals

A planning application was submitted to Sunderland city Council (Sunderland ref: 21/01764/HE4) for the construction of an industrial unit for the manufacture of batteries for vehicles with ancillary office/welfare floorspace and associated infrastructure provision, accessed, parking, drainage and landscaping. Following the grant of permission, the application has applied to Sunderland City Council for a variation of condition 2 (approved plans), condition 3 (floorspace), condition 4 (design and access statement) and condition 32 (materials), seeking to amend the approved development. The amendments sought relate to a reduction in the footprint of the main factory building and office; changes to the associated plant and equipment and changes to the car parking area (with the number of spaces remining the same). The planning statement also advises that a number of other changes are required but would be submitted through new applications.

The changes relate to the main factory building, the office space and the gatehouse building, as well as the car parking area. The variation of conditions application also recommends the deletion of a number of conditions that have been discharged from any new consent granted.

South Tyneside Council has been advised of the application, as an adjoining authority, and given the opportunity to provide comments on the proposals by 09/08/2021 though an extension of time has been agreed to cover consultation with consultees. It should be noted that South Tyneside council were also advised of the original application as an adjoining authority (South Tyneside reference: ST/0813/21/AAA) and raised no objections to the application.

The site is bounded by a major road, with the A1290 to the south. The A19 is a short distance away, providing access to South Tyneside.

Publicity / Consultations (Expiry date 18/08/2023)

1) **Neighbour responses**
Not applicable

2) **Other Consultee responses**

Due to the nature of the amendments to the previously approved scheme, it was not considered necessary to notify all consultees. Comments from the previous application are summarised below:

Environmental Protection (Contaminated Land) -I have no comments to make regarding land contamination and the impact on South Tyneside.

Environmental Protection (Drainage and Flood Risk) -I have no comments to make

Countryside Officer -No comments received

A consultation with relevant consultees was undertaken for this application which are provided below:

Countryside Officer -No comments received

Traffic and Road Safety Team - The details of the variation of conditions application, including Transport Note, have been examined and are considered acceptable. South Tyneside Highway Authority therefore has no objection to the proposal.

Assessment

The principle of the proposed development has already been established, by virtue of the original application being granted planning consent; and this is not open for re-examination or re-consideration in dealing with a planning application that has been made under s73 of the Town and Country Planning Act 1990. Instead Sunderland City Council must only consider the question of the conditions subject to which planning permission should be granted , and

(a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and
(b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.

The application site forms part of the IAMP site which is allocated for uses relating to the automotive and advanced manufacturing sectors in the adopted AAP and as such, the principle of the development is acceptable.

Following consideration of the variation sought to the relevant conditions and the amendments proposed it is considered that South Tyneside Council have no comments or objections to raise. In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

Recommendation

Raise No Objection

Case officer: Samantha Gallagher
Signed: S Gallagher
Date: 21/08/2023

Authorised Signatory: G.Horsman
Date: 22/08/2023

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