## DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

**Ref No:** ST/0551/23/DEM
**Proposal:** Application for prior approval under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) Order 2015 for the proposed demolition of Chuter Ede Community Association
**Location:** Chuter Ede Community Association
Galsworthy Road
South Shields
NE34 9UG

**Site Visit Made: 17/08/2023**

## Relevant policies/SPDs

n/a

## Description of the site and of the proposals

This application is for prior approval under Schedule 2 of Part 11 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), for the proposed demolition of Chuter Ede Community Associated on Galsworthy Road in South Shields. The assessment is to determine whether prior approval is required for the proposed demolition and any proposed restoration of the site, and if so whether it would be acceptable.

The proposed demolition works are required as the building is surplus to the Council's requirements and is in a poor state of disrepair. The building is to be demolished to make way for the future development of the site.

The demolition work will be carried out via sequential demolition techniques using hand tools, power tools, mechanical plant and a 360 demolition excavator machine. Dust, noise and vibration suppression methods will be in use throughout the demolition works. Following the demolition of the building the vacant plot will be finished with cultivated top soil and grass and would be graded to match the adjacent grass area levels.

As required by the GPDO, the applicant was required to erect a site notice informing the public of the proposed demolition works and a copy was submitted with the application. The applicant has submitted a photograph of the notice in situ on site on 13/07/2023. It is therefore considered that the application has been appropriately publicised.

## Publicity / Consultations

n/a

## Assessment

Given the scale of the building, the proposed method of demolition would be acceptable, as would the proposed method of site restoration which would leave the site in a tidy condition.

Given the nature and scale of the proposed demolition work, it is considered that the proposed method of demolition and site restoration would be acceptable and is therefore recommended approval.

**Recommendation**

Prior Approval Required & Given

**Informatives**

1 NOTE TO APPLICANT

This decision has been taken having had regard to the following documentation:
- Site Location Plan received 20/07/2023
- Application Form received 20/07/2023

**Case officer: Seán Gallagher**
**Signed:**
**Date: 17/08/2023**

**Authorised Signatory: G.Horsman**
**Date: 17/08/2023**

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