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Your Ref:
Date: 01/08/2023

Dear Sir/Madam

**DISCHARGE OF PLANNING CONDITIONS PURSUANT TO APPLICATION ST/0139/22/FUL – FORMER BOLDON CE PRIMARY SCHOOL, RECTORY BANK**

The below information and supporting documents provide the required details to enable discharge of the relevant conditions of approved application ST/0139/22/FUL, as illustrated below.

**Condition 3 – Foul and Surface Water Disposal**
*Prior to the commencement of development (excluding preparatory groundworks) a detailed scheme for the disposal of foul and surface water from the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Local Highway Authority. Development shall thereafter take place in accordance with the approved details.*

Plan reference 2017021-002-01-I has been provided by Portland Engineering to illustrate the drainage layout relevant to the development site. The plan illustrates the proposed discharge routes for foul and surface water throughout the development and is considered sufficient to discharge condition 3.

**Condition 6 – Playing Pitch Access Strategy**
*Prior to the commencement of development above damp proof course level, a scheme to provide continued access for pedestrians and playing pitch maintenance vehicles during the construction of the paying pitch car park, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be undertaken in accordance with the approved details.*

In accordance with the construction method statement fencing will be placed around the development site with access retained to the playing pitch as existing. During works to the playing pitch car park access will be prevented for a period of two weeks, in negotiation with the council to ensure no disruption.

**Condition 8 – Boundary Treatments**
*Notwithstanding the details submitted on Drg no. (00)350 rev E received 29/06/2022, no dwelling hereby permitted shall be occupied unless and until details for all boundary treatments and means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The details shall include gaps with dimensions of 13cm x 13cm in fences between gardens and landscaped areas to allow hedgehog movement and foraging. No dwelling hereby permitted shall be occupied until the means of enclosure in respect of that dwelling, have been provided in full accordance with the approved details and thereafter such means of enclosure shall remain in place at all times.*

Plan reference (00)350 Rev E provides further details on boundary treatments and means of enclosure. It is considered the submitted plan is sufficient to discharge the above condition.

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**Condition 12 – Materials**

*Notwithstanding the details submitted, prior to the commencement of the development above damp proof course level, samples and details of all external materials for the dwellings hereby approved and details for hard surfacing, shall be submitted to the local planning authority and approved in writing. All works shall be carried out in accordance with the approved details.*

The application proposed use of the following external materials as part of the dwellings construction:

- Plot driveways and 2 visitor parking bays to be Marshall key block 60 natural colour
- Private path finish – Marshalls Symphony Plus Classic Colour in Stone Dark Grey
- Red facing brick ibstock millhouse blend
- Roof tiles – Marley Eternit Edgemere interlocking slate like concrete tile
- Windows light grey/beige colour
- Gutters and downpipes black UVC
- Fascia sofit black UVC

Notwithstanding the above plan reference (00)350 Rev E provides further details on boundary treatments and hard surface materials.

**Condition 15 – Habitat Management and Monitoring Plan**

*No dwelling hereby permitted shall be occupied unless and until a Habitat Management and Monitoring Plan has been submitted to and approved in writing by the Local Planning Authority. The contents of that plan shall accord with the requirements of BS8683:2021 - process for designing and implementing Biodiversity Net Gain - Specifications' including details of, but not restricted to, the following:*

*a) The project's biodiversity baseline assessment against which BNG outcomes are assessed and monitored;*

*b) The project's BNG targets;*

*c) The number of years to achieve and then maintain the BNG targets which shall comprise a continuous period of at least 30 years from first occupation of the development;*

*d) A programme detailing the long-term phases of the management and monitoring activities;*

*e) A monitoring plan to inform decisions about management, whether assessing progress towards the BNG targets is on track and whether changes to management are required to achieve the targets;*

*f) The roles, responsibilities and required competencies of those involved with implementing and monitoring the BNG design during the implementation and postimplementation stages;*

*g) Provision for any approved landscaping that is removed, dies or becomes seriously diseased within the agreed timescales for achieving and maintaining the BNG targets to be replaced in the next planting season with landscaping of similar size and species to that which it replaces.*

*Thereafter the Habitat Management & Monitoring Plan shall be carried out/implemented as approved and in accordance with the approved timetables.*

A Habitat Management and Monitoring Plan is provided by E3 Ecology in support of this application. The report detail to ensure the proposed post-development habitats are successfully established and amended to achieve their targeted conditions as illustrated within the BNG report. It is considered the report provided is sufficient to discharge condition 15.

**Condition 16 – Ecological Method Statements**

*No development shall take place (including any demolition, ground works, site clearance) until a method statement for the following have been submitted to and approved in writing by the local planning authority:*

*a) A precautionary method statement for bats in the context of demolition works on site.*

*b) A hedgehog method statement detailing the measures required to protect these species from harm during de-vegetation, site clearance and construction works.*

*c) An invasive non-native species method statement, detailing the containment, control and removal of Montbretia from the site.*

*The content of the method statement shall include the:*

*a) Purpose and objectives of the method statements.*

*b) Detailed design(s) and/or working method(s) necessary to achieve the stated objectives.*

*c) Extent and location of relevant works shown on appropriate scale maps and plans.*

*d) Timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction.*
*e) Persons responsible for implementing the method statements and clearly stating when/if an Ecological Clerk of Works is required to oversee works.*
*The works shall be caried out in accordance with the approved details.*

Relevant method statements have been submitted in support of this application to discharge the condition 16. It is considered subject to compliance with the method statements the information provided is sufficient to discharge this condition.

**Condition 18 – Details of External Lighting**
*Before the first occupation of any dwelling hereby permitted, full details of the proposed external lighting to serve the development shall be submitted to and approved in writing by the local planning authority. All external lighting shall be installed and thereafter retained in accordance with the approved details.*

Plan reference BBLP EX1196 V1 rev A is provided to illustrate the external lighting proposed as part of the permitted development. The information provided is considered sufficient to discharge the aforementioned condition.

**Condition 19 – Construction Method Statement**
Development shall not commence until a Construction Method Statement, together with a supporting plan, has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method statement and supporting plan shall, where applicable, provide for:
a) Details of temporary traffic management measures, temporary boundary treatments, vehicular/pedestrian gates, visibility splays.
b) Method of preventing mud or other materials spilling out onto the highway from the site and/or cleaning the highway of such materials.
c) The loading and unloading of plant and materials.
d) Storage of plant and materials used in constructing the development.

A construction method statement is provided by Telmac Developments Ltd in support of this application and is considered sufficient to discharge condition 19.

**Condition 22 – Details of Car Parking**
*Notwithstanding the details shown on drawing no. BOL-NORR-YY-00-DR-A-90-001 rev B received 23/11/2022 and drawing no. BOL-NORR-YY-DR-A-90-000 rev D received 23/11/2022, prior to the commencement of development above damp proof course level, full details for the car park layout serving the playing field, including 7no. car parking spaces, turning area, passing place, surface treatments and sub-construction layers and entrance gate and a timetable for implementation of these works shall be submitted to and approved in writing by the Local Planning Authority.*

*Thereafter, the works shall be undertaken in full accordance with the specification and timetable details approved by the Local Planning Authority.*

Plans reference BOL-NORR-YY-00-DR-A-90-001 rev I and 2017021-004-02 rev B are provided in support of this application. The submitted plans illustrate the proposed layout, surface and construction materials as required by condition 22. With regards to the timetable for implementation such works will be carried out in accordance with the timings stated within the signed S106 agreement.

It is considered the information provided is sufficient to discharge the conditions stated above, however should the LPA required any further information or clarification on the documents provided please do not hesitate to contact me.

Yours sincerely
Hannah Wafer MRTPI
Senior Planning Consultant

For and on behalf of George F. White LLP