DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0623/23/COND
Proposal: Discharge of Condition 12 - Sprinkler Tank Details - relating to previously approved Planning Application ST/0903/21/FUL
Location: Site of Former Nolan Hall
Concorde Way
Jarrow
NE32 5BD

Now 47-58 Concorde Way
Jarrow

Relevant policies/SPDs

1 DM1 - Management of Development (A & B)

Description of the site and of the proposals

ST/0903/21/FUL granted planning permission in relation to a "Proposed development of 12 dwellings; one and two bedroom supported living accommodation in the form of bungalows and apartments plus a four bedroom staff house" and its planning condition 12 states:

> *Before the first occupation of any dwelling hereby permitted, full details (including scale drawings and specifications of the proposed sprinkler tank to serve the apartment building (shown on Drg. no. DR-C-5201 Rev. P4 received 30/06/2022), shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall then be carried out. To ensure a satisfactory standard of development and in the interests of visual and residential amenity in accordance with South Tyneside Local Development Framework Policy DM1(A & B).*

The submitted application form includes "Following discussions with Building Control and Client / End User Groups, there is no longer a requirement for a sprinkler system within the apartment block and subsequently there is no need for the sprinkler tank. An indicative size and location of a sprinkler tank was identified on the site plan (as approved), subsequently leading to a condition requiring further information in relation to the sprinkler tank. In place of details of a sprinkler tank (which is no longer required) to discharge this condition, we have submitted an updated site plan which removes any indication of a sprinkler tank".

Publicity / Consultations

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

2) **Other Consultee responses:** N/A

Assessment

As set out above, a sprinkler tank was indicatively shown on the proposed layout when planning permission was granted and that resulted in this planning condition. However, and as the request has set out, a sprinkler tank is no longer required to serve the development (and apartment block within it).

Having regard to above, it is considered that sufficient information has been submitted to enable this condition to be discharged; in accordance with LDF Policy DM1(A & B).

An informative is suggested and to reflect the fact that the determination of the request is based on a sprinkler tank no longer being needed / proposed.

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

Informatives

1 NOTE TO APPLICANT: In determining this request, the LPA has accepted that a sprinkler tank is no longer being proposed (for the reasons set out in the submitted application form) and where an updated proposed site plan and proposed external works plan have been submitted to reflect that.

List of plans for standard note

Plan Reference

Proposed External Works Plan Drg. No. STHVT-PHS-ZZ-ZZ-DR-A-9011 Rev. C2 received 17/08/2023

Proposed Site Plan Drg. No. STHVT-PHS-ZZ-ZZ-DR-A-9010 Rev. C2 received 17/08/2023

Case officer initials: GS
Date: 18/09/2023

Authorised Signatory: Helen Lynch
Date: 19/09/2023

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