South Tyneside Council

Barratt Homes
FAO Mr Osan Al-Jabiry
Barratt David Wilson Homes
Barratt House
The Watermark
Gateshead
NE11 9SZ

Date: 16/04/2025
Our ref: ST/0678/23/COND

This matter is being dealt with by:
Emma Thomas on 0191 4247593
or 07741105284
Email: planningapplications@southtyneside.gov.uk

Dear Sir

In pursuance of their powers under the Town and Country Planning Act 1990, South Tyneside Council as Local Planning Authority resolved to **APPROVE** the details as required by a condition of planning permission ST/0775/23/VC that was previously granted

Proposal: Discharge of Conditions 20 - Hard and Soft Landscaping - and 21 - Habitat Management and Monitoring Plan - relating to previously approved Planning Application ST/0775/23/VC.

Location: 1-128 (excl 13) Swan Close, Hebburn, , Land East of Lukes Lane, Hebburn, NE31 2BJ

NOTES TO APPLICANT:

For the avoidance of doubt this decision relates to the following plans and/or specifications:

- Drg. No. c-1918-11 Rev D - Landscape Masterplan - Received 29/01/2024
- Sheet 1 of 4 Drg. No. c-1918-12 Rev D - Received 29/01/2024
- Sheet 2 of 4 Drg. No. c-1918-13 Rev B - Received 29/01/2024
- Sheet 3 of 4 Drg. No. c-1918-14 Rev D - Received 29/01/2024
- Sheet 4 of 4 Drg. No. c-1918-15 Rev B - Received 29/01/2024
- Landscape Ecological Management Plan (LEMP), Land off Luke's Lane, Monkton, South Tyneside. Project number 21018 V9, February 2025 by OS ecology
- Biodiversity Net Gain Assessment (BNG), Land off Luke's Lane, Monkton, South Tyneside. Project number 21018 V13, February 2025 by OS ecology
- 21018 - Biodiversity Metric 3.0 V8 – Received 05/02/2025

A Inch

Andrew Inch
Senior Manager Planning

Your attention is drawn to the attached schedule of notes which form part of this notice

NOTES

1. This certificate is issued under the Town and Country Planning Acts, Regulations and Orders and does not constitute a permission, approval or consent by South Tyneside Council for any other purpose whatsoever. Applications must therefore be made to the appropriate Departments of the Council for any other permission, approval or consent (including Building Regulations approval or approval of South Tyneside Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development.

2. You may also require permissions, approvals or consents under other legislation, or from bodies other than South Tyneside Council. This could include works affecting a public sewer, gas main, or electricity line, works within the adopted highway, works affecting a public right of way, property covenants, legislation relating to disabled persons, land drainage consent, waste management consent, scheduled monument consent or works affecting protected habitats or species.