DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0014/24/COND
Proposal: Part Discharge of Condition 7 (CEMP) of ST/1172/21/FUL, for the removal of vegetation along the A1290 only, in South Tyneside
Location: Land west of the A19 at the International Advanced Manufacturing Park (IAMP) South Tyneside

Site Visit Made: N/A

Relevant policies/SPDs

As set out in the reason for the condition: EN1, EN2, EN4 and T1 of the IAMP AAP, DM1, DM7 and EA3 of the South Tyneside LDF and Paragraphs 110, 112 and 174 of the National Planning Policy Framework

Note, the July 2021 NPPF was in place when the planning permission was granted.

Description of the site and of the proposals

ST/1172/21/FUL granted (on 29/08/2023) a hybrid planning permission (part in detail and part in outline) for land west of the A19 and in relation to International Advanced Manufacturing Park (IAMP).

In summary, the outline part related demolition works, erection of industrial units for light industrial, general industrial and storage & distribution uses with ancillary office and research & development floorspace with internal accesses, parking, service yards and landscaping, and associated infrastructure, earthworks, landscaping and all incidental works. In summary, the detailed part related to dualling of the A1290 between the A19/A1290 Downhill Lane Junction and the southern access from International Drive, new access road including a new bridge over the River Don, electricity sub-stations, pumping station, drainage, and associated infrastructure, earthworks, landscaping and all incidental works.

This request is a for a part discharge of condition 7 (CEMP), as described at the top of their report and set out in the submitted details.

For information, there is a planning application granted by Sunderland City Council for the development (ref. 21/02807/HE4), as the overall development straddles both council's administrative areas.

Publicity / Consultations

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

2) **Other Consultee responses**

   Countryside Team: The submitted details are sufficient (having regard to the additional information submitted by email).

Assessment

Having regard to the submitted details and the consultee response, it is considered that sufficient information has been provided to enable this part request to be approved.

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

List of details for standard note on decision

- Construction Environmental Management Plan received 05/01/2024
- Additional information email (from C. Wells) received 19/02/2024 15:20

Case officer initials: G.S.
Date: 12/03/2024

Authorised Signatory: **Andrew Inch**
Date: **12/03/2024**

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