REVISED INFORMATION PURSUANT TO APPLICATION REF. ST/0140/24/FUL

This Covering Letter outlines the revised information submitted to South Tyneside Council, pursuant to application ref. ST/0140/24/FUL. On 12 September 2025, Case Officer Helen Lynch, outlined the consultee comments and representations received for the amended / additional information to date. To overcome these objections, the following information has been provided:

https://rapleys.sharefile.com/public/share/web-sc7dac72234f24b05b426131a30453010

Coal Mining
Summary of Consultee Comment: Objection removed – recommends one informative.

Rapleys Response: Noted.

Contamination
Summary of Consultee Comment: Recommends conditions.

Rapleys Response: We accept the recommended conditions.

Ecology
Summary of Consultee Comment: Concerns over birds and bats stated in previous comments.

Rapleys Response: Should the Council recommend the application for approval, we can agree to conditions for bird and bat ecological measures.

Environment Agency
Summary of Consultee Comment: Object due to underground storage of hazardous substances below the water table. Requires more details on risks to ground water, design of petrol station including the height of any underground tanks in relation to a continuous water table.

Rapleys Response: Site-specific data on ground conditions, prepared by Subadra Consulting, addresses these concerns in the revised submission pack.

Highways
Summary of Consultee Comment: The fuel pump self-service parking spaces in the garage forecourt area are not considered to be designated parking spaces when considering SPD6 Parking Standards. It is not therefore appropriate to include one or more of those spaces in the SPD6 allocation. The 4th parking space located closest to the Moor Lane carriageway still appears to encroach partially into highway land. A consideration for parking would be to remove the wider mobility parking space and replace it with a traditional width parking space.

Rapleys Response: A Highways Technical Note has been prepared by Cora IHT, which addresses each component in turn.

Flood
Summary of Consultee Comment: We have concern regarding spillages on site and the impact on water quality. Can we ask the applicant for confirmation of the presence of an oil separator on site to ensure water quality is protected during the event of a spill. I am aware during the previous consultation the applicant said, 'if the LLFA still requires an oil interceptor we can update our drawing to show it', if we could get this to be confirmed again please.

Rapleys Response: An indicative drainage arrangement has been prepared by Cora IHT, which has added two linear drains into the proposal across the access and egress, which confirms acceptability in terms of attenuation. Additionally, a Flood Risk Statement and Drainage Strategy report, prepared by Cora IHT, confirming the discharge will be undertaken via the existing interceptor.

Heritage

Summary of Consultee Comment: Objection stands.

Rapleys Response: An Archaeological Desk-Based Assessment (Revised) has been provided as part of the revised information which notes the site's archaeological potential does not present an impediment to the proposed development, but given the Low to Moderate overall potential of the site for medieval and post-medieval remains, in view of its location within the historic core of Harton, it is possible that a programme of archaeological investigation may be required, the details to be agreed with the relevant planning archaeologist.

Northern Gas Networks
Summary of Consultee Comment: No objection

Rapleys Response: Noted.

Northern Powergrid
Summary of Consultee Comment: Advises great care is needed and all cables and overhead lines must be assumed to be live.

Rapleys Response: Noted.

Northumbria Police
Summary of Consultee Comment: Recommends CCTV and Door Security. Asks for details regarding cycle parking, level of lighting, traffic access, and has a site-specific risk assessment been carried out regarding the installation of the ATM

Rapleys Response: Additional information regarding cycle parking, lighting and traffic access has been provided within the revised information package. We can agree a Secured by Design pre-occupation condition should the Council deem suitable.

Tyne and Wear Archaeology
Summary of Consultee Comment: No comments to be made

Rapleys Response: Noted.