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Highways Technical Note

Project: : 8-10 Moor Lane, South Shields, NE34 6BZ
Ref: ST/0140/24/FUL
Date: 17th Dec 2025

1.1.1 This technical note provides updating information to the highway authority South Tyneside Council (STC) for the above application following comments dated 13th September 2025.

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.

1.1.2 The existing petrol filling station and Premier Express store has no parking, therefore, the additional formal parking proposed are an improvement.

The 4th parking space located closest to the Moor Lane carriageway still appears to encroach partially into highway land. However, regardless of this, the required 2.4mx 43m driver visibility splay from the garage exit point would also be obstructed by any vehicle parking in that space given that the visibility splay line cuts through the parking space, to the detriment of highway safety. This space cannot therefore be considered acceptable.

1.1.3 The site layout has been revised to show the correct extent of adopted highway. Appendix TN1 provides the updated site layout.

1.1.4 In order to improve the visibility, a whit lining build out is proposed. Appendix TN2 provides the improved access arrangement.

A consideration for parking would be to remove the wider mobility parking space and replace it with a traditional width parking space. This would potentially provide for the parking spaces to be moved away from the access point slightly and make the space to keep the necessary parking spaces clear of the highway and visibility splay areas, as well as improve manoeuvring to/from the end space. The visibility splay area would need to be protected against obstruction, so it is recommended to perhaps change it to footway, which would also have the added benefit of assisting users access to the garage shop, instead of walking between parked cars, which is of restrictive width. This would of course still eave the PSD6 parking allocation 1 space short to meet standard.

1.1.5 The above comments has been taken into account in the revised site layout and access arrangement.

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There appears to be overlay plan issues on certain drawings, with various lines parallel to each other along the site frontage which confuses what defines the actual carriageway edge. Please clarify.

1.1.6 The overlay issues have now been addressed.

The tie-in of site works to adjacent highway surface materials and levels is unclear, which may necessitate additional works on the highway. (Could be conditioned if LPA accept scheme).

1.1.7 The tie in issues have now been addressed and a condition would be accepted by the applicant.

A lighting column is omitted from the vicinity of the 4th parking space, which is required to be retained. (Could be conditioned if LPA accept scheme).

1.1.8 A condition would be accepted by the applicant.

It is unacceptable for surface water to run off the site onto the highway. It will therefore be necessary to provide mitigation measures.

1.1.9 This happens now (see below). The applicant would agree to a condition for a channel drain to be installed to the back of the adopted highway which would be attenuated on site.



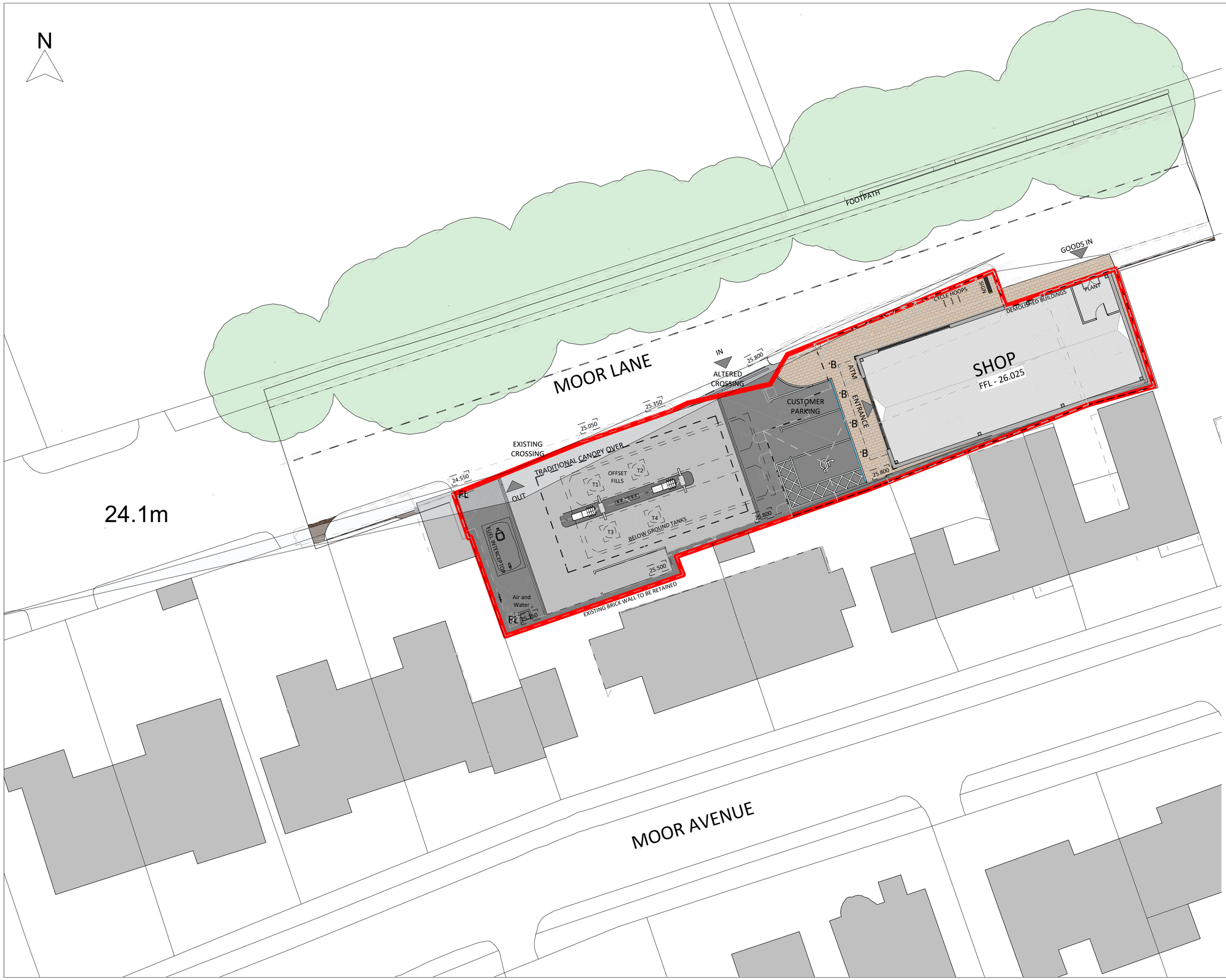
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Appendices

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Appendix TN1 – Site Layout

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GENERAL NOTES

1. This plan has been prepared for the submission of planning approval only.
2. Any advertisement shown is subject to a seperate application.

DEMOLITION

EXISTING BUILDINGS TO BE DEMOLISHED, TANKS TO BE BROKEN OUT AND CANOPY TO BE DISMANTED. SITE TO BE CLEARED TO ENABLE REDEVELOPMENT.

HIGHWAYS

SITE ACCESS TO GENERALLY REMAIN AS EXISTING, PEDESTRIAN ACCESS AND ROAD ACCESS TO BE REVISED BY HIGHWAYS CONSULTANT.

BOUNDARY TREATMENTS

ALL BOUNDARY TREATMENTS ARE TO BE AS EXISTING, 3.5M HIGH BRICK WALL TO BE RETAINED AND MADE GOOD.

PROPOSED SHOP

SHOP TO BE NEW STEEL FRAMED CONSTRUCTION WITH MASONARY AND STONE FINISH. STORE TO HAVE ALUMINIUM GLAZING ON SIDE AND FRONT AND DOOR TO BE FITTED WITH SHUTTERS FOR NIGHT TIME CLOSURE.
BUILDING TO HAVE A FLAT ROOF WITH A MASONARY PARAPET, FINISHED WITH COPING STONES.
ALL MASONARY AND STONE WORK TO HARMONISE WITH LOCAL AREA.

FUEL INFRASTRUCTURE

2NO. 60,000 LITRE DOUBLE SKIN BELOW GROUND FUEL STORAGE VESSELS
2NO. 8 HOSE PUMPS
ALL PIPEWORK AND ASSOCIATED INFRASTRUCTURE IN ACCORDANCE WITH LATEST ISSUE OF THE THE BLUE BOOK

CANOPY

TRADITIONAL FORECOURT CANOPY SET WITH A MINIMUM 5M CANOPY HEIGHT TO ALLOW FOR ACCESS.
CANOPY TO BE FINISHED WITH WHITE ALUMINIUM PROFILED SOFFIT AND SMOOTH WHITE ALUMINIUM FASCIAS.
CANOPY TO BE FITTED WITH RECESSED LED SOFFIT LIGHTS AND TO ACHIEVE 100 LUX OVER THE TANKER STAND.

DRAINAGE

ALL EXISTING SURFACE AND FOUL WATER CONNECTIONS ARE TO BE REUSED AND ALL SURFACE WATER DISCHARGED FROM FORECOURT WILL BE CAPTURED WITH ACO (OR SIMILAR) DRAINAGED CHANNELS AND 10,000 LITRE CLASS 1 PETROL INTERCEPTOR.

LIGHTING

2NO. NEW FLOOD LIGHTS COMPRISING OF 4M IN HEIGHT WITH LED HEADS

SURFACE FINISHES:

Denotes macadam surfacing with a build up to be specified by an appointed engineer.

Denotes in-situ cast concrete paving.

Selected and approved blocked paving.

Property Schedule		
Application Boundary - Red Line	0.16 acres	0.06 hectare
Building Area		
Existing Gross Building Area	327.34 m²	3523.47 ft²
Proposed Gross Building Area	225.87 m²	2431.28 ft²
Parking Schedule		
Proposed Parking	Disabled Bay	1
Proposed Parking	Standard Parking Bay	2
Proposed 3 in 1 bay	3 in 1 Bay	1
Existing Parking		0

J	19.11.25	PARKING SCHEDULE UPDATED	CS
I	13.11.25	RED LINE BOUNDARY UPDATED	CS
H	28.10.25	PARKING SPACED ADDED	CS
G	30.09.25	FUEL INTERCEPTOR ADDED	CS
F	01.07.25	EXIT AND ENTRANCE UPDATED AND VISIBILITY SPLAY ADDED	CS
E	29.05.25	UPDATED TO CLIENTS COMMENTS	CS
D	28.04.25	BOUNDARY UPDATED	CS
C	25.04.25	ROOF UPDATED TO CONSERVATION OFFICERS COMMENTS	CS
B	19.10.23	ATM ADDED AND GLAZING SIZE DECREASED	CS
A	31.08.23	PUMP CANOPY INCREASED AND PEDESTRIAN CANOPY REMOVED	CS

PLANNING

PROJECT
MOOR LANE GARAGE
MOOR LANE
SOUTH SHIELDS
NE34 6BZ

TITLE
PROPOSED LAYOUT

CLIENT
SRJ ENERGY

JENNINGS DESIGN
8 Feast Field, Horsforth, Leeds, West Yorkshire, LS18 4TJ
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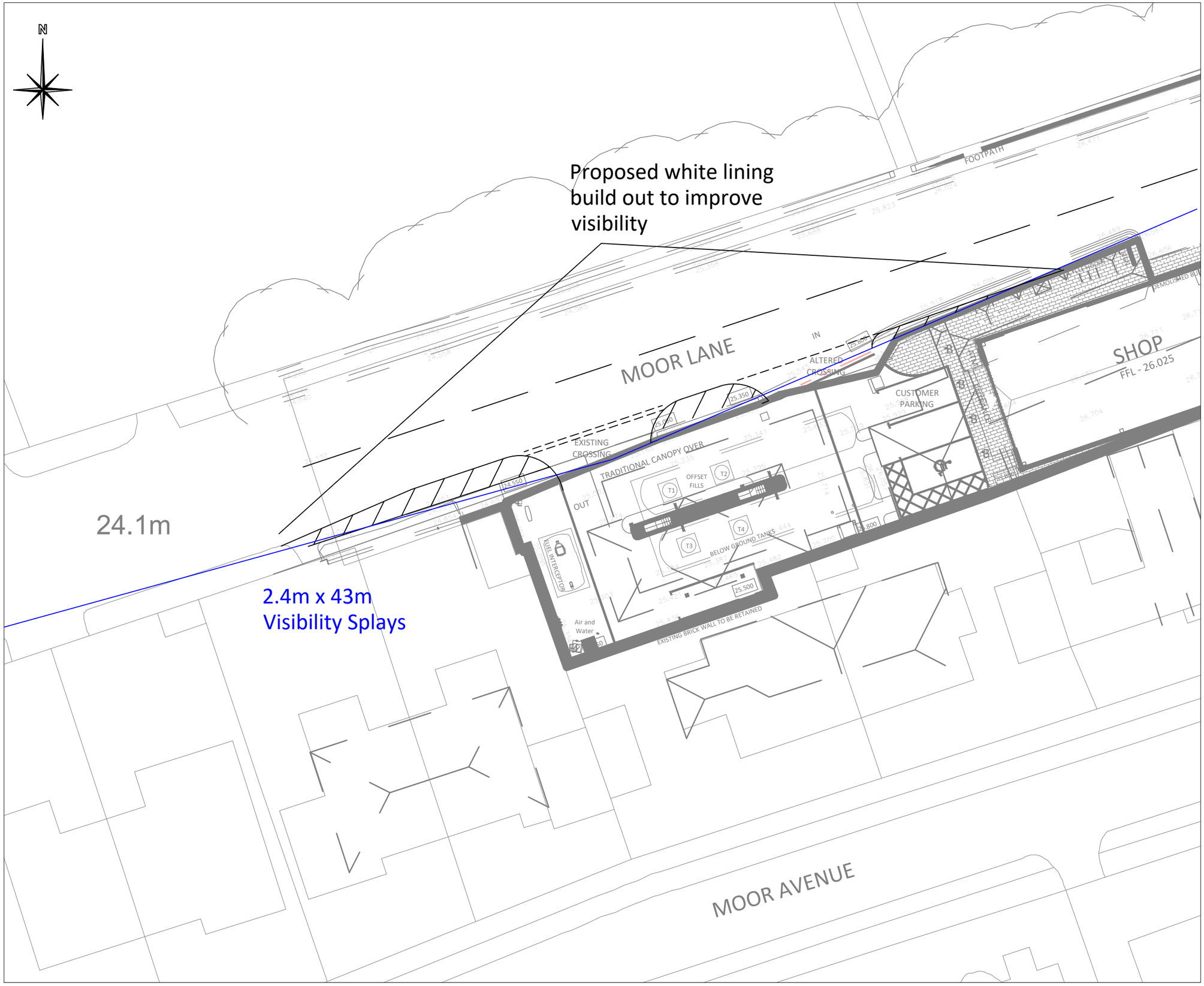
Drawn:	Check:	Scale:	Date:
CS	JHJ	1 : 200	JULY 2023

Plan Number:
230860- 04 (J)

0 2.5 m 5.0 m 10.0 m
SCALE: 1:200

Appendix TN2 – Improved Access Arrangement

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Notes:

1. All dimensions are to be checked on site before the commencement of works. Any discrepancies are to be reported to the Architect & Engineer for verification. Figured dimensions only are to be taken from this drawing.

2. This drawing is to be read in conjunction with all relevant Engineers' and Service Engineers' drawings and specifications. This drawing is copyright.

Rev	Date	Description	Ckd	By

Coraiht

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Manchester
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Client

SRJ Energy

Project

Haworth Lane
Yeadon

Title

Proposed Access Arrangement

Drawing Status

Job No. 16-3147

Drawn	Checked	Scale at A3	Date	Issue Date
MC	TC	1:250	17/12/25	-

Drawing No. 002 -