08/11/2024

Dear Sir/Madam,

Origin Planning Services (the 'Agent') are submitting a Discharge of Conditions Application on behalf of Florence Property Developments (the 'Applicant') in relation to the approved application for the demolition of the Simonside Arms and planning permission for the proposed erection of 13 no. residential dwellings and associated access and landscaping on land at 97 Newcastle Road, South Shields, NE34 9AA.

The consented development was minded for refusal by the South Tyneside Planning Committee on 12/02/2024. This was then taken to Appeal on the 22/03/2024, with this being allowed on the 08/08/2024.

The approval was subject to conditions, of which the following are being discharged within this application:

- 3, 4, 6, 7, 8, 9, 12, 13, 16

These are set out in full below:

Condition 3 is as follows:

'*No development shall take place until a detailed drainage scheme for the disposal of foul and surface water from the site, including to manage run off from private land onto the highway/adoptable highway, has been submitted to and approved in writing by the local planning authority The scheme shall be based on sustainable drainage principles and as shown on PROPOSED ENGINEERING DWG No. D001 REV 5 17.01.2024. Details shall include:*

- *a timetable for implementation;*
- *construction details (component drawings, materials, vegetation);*
- *verification report(s) to include construction details and as built drawings (in dwg/shapefile format) for all sustainable drainage system components, including dimensions (base levels, inlet/outlet elevations, areas, depths, lengths, diameters, gradients etc) and supported by photos of installation and completion; and*
- *a management and maintenance plan for the lifetime of the development.*

The development shall be carried out in accordance with the approved details before any part of the development is first occupied. Thereafter, it shall be managed and maintained in accordance with the agreed management and maintenance plan'.

Please see the below submitted plans:

- WeTransfer Link to the documents has been included in the submission of this Application
- This is set out on the submission email

Condition 4 is as follows:

'*No development shall take place, including site clearance, until a wildlife protection plan has been submitted to and approved in writing by the local planning authority. It shall include the measures to be taken to minimise the impacts of any works on amphibians, hedgehogs and bats at the site, including the following:*

- *details to clarify that any excavations left open overnight will have a means of escape for mammals that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45°;*
- *a plan showing the extent and location of relevant works;*
- *a timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction; and*
- *the persons responsible for implementing the protection measures.*

The protection plan shall be implemented and the development caried out in accordance with the approved details'.

- Simonside Arms - Wildlife Protection Plan

Condition 6 is as follows:

'No development shall take place until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency, Land Contamination Risk Management (or equivalent British Standard and Model Procedures if replaced), has been submitted to and approved in writing by the local planning authority. If any contamination is found, no development shall take place until:

i. *a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority;*
ii. *the site has been remediated in accordance with the approved measures and timescales; and*
iii. *a verification report has been submitted to and approved in writing by the local planning authority.*

If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended until:

i. *additional measures for the remediation of the site have been carried out in accordance with details that shall first have been submitted to and approved in writing by the local planning authority; and*
ii. *a verification report for all the remediation works has been submitted to and approved in writing by the local planning authority'.*

Please see the below plan:

- Simonside Arms Phase 2 Site Investigation Report

Condition 7 is as follows:

'*No development shall take place until a programme of archaeological recording has been undertaken by an appointed archaeologist, in accordance with a specification provided by the local planning authority. The appointed archaeologist shall be present at relevant times during the undertaking of groundworks in accordance with a programme of visits to be agreed in writing by the local planning authority. A report of the results shall be submitted to and approved in writing by the local planning authority before any part of the development is first occupied*.'

Please see the below submitted details:

- MON18967 WB spec

Condition 8 is as follows:

'*No development shall take place until a Construction Transport Management Plan (CTMP) has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of:*

- *temporary traffic management measures, temporary boundary treatments, vehicular/pedestrian gates, visibility splays, temporary access routes (avoiding Hyperion Avenue and Fenwick Avenue) for vehicles;*
- *vehicle cleaning facilities and/or measures to ensure that the public highway is cleansed of debris from the construction vehicles;*
- *the parking of vehicles of site operatives and visitors;*
- *the loading/unloading of plant and materials, including turning area facilities;*
- *the storage of plant and materials used in demolition/constructing the development; and*
- *the disposal of surface water from the site for the duration of the demolition/construction phases.*

The approved CTMP shall be adhered to throughout the demolition and construction period'.

Please see the below, submitted drainage details:

- Construction Transport Management Plan

Condition 9 is as follows:

'No development shall take place until details for the segregated pedestrian footway through the site (north to south), as shown on TPS003E/EX & PROP PLAN DWG No. 003E, PROPSED ENGINEERING DWG No. D001 REV 5 17.01.2024 and SURFACING PLAN DWG No. D500 REV 2 31.08.2023, have been submitted to and approved by the local planning authority. Details shall include the width and alignment at the footway tie-in at the southeast corner of plot 11. The development shall be caried out in accordance with the approved details thereafter.'

Please see the below document:

- Unofficial Pathway Plan
- Existing and Proposed Layout

It is prudent to note that this footway will be informal, as agreed with the Council previously. As such, the path will not include true hardstanding and, therefore, there are no documents to highlight this. This is to ensure no harm occurs to the Trees in the location but will allow for access through the site.

Condition 12 is as follows:

'*Notwithstanding the description of materials shown on approved plan TPS002 FULL PLANS DWG No. 002E, no development above ground level shall take place until full details/samples of all external facing materials to be used in the construction of all the development have been submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details/samples'*.

The below document, submitted as part of this application, gives details of materials:

- Materials Plan

Condition 13 is as follows:

'*Notwithstanding the details shown on TPS004/BOUNDARY PLAN DWG No. 005A received 25/01/2024, LANDSCAPE STRATEGY No. D346.L.001 REV E, Biodiversity Net Gain Assessment (October 2023) by Origin Planning Services Ltd and the Biodiversity Net Gain Metric V2, no development above ground level shall take place until details of both hard and soft landscape works, including biodiversity enhancements measures, have been submitted to and approved in writing by the local planning authority. These details shall include:*

- *planting plans, specifications and schedules (including planting size and numbers/densities, seeding or turfing and topsoil depths);*
- *retained trees and new tree planting, hedges and shrubs;*
- *hard surfacing materials;*
- *means of enclosure and boundary treatments, including invisibility details for the boundary fence adjacent to the footpath link and amendments to include a 2x2m splay to plot 11. Boundary treatments shall include gaps with dimensions of 13cm x 13cm in fences between gardens and landscaped areas to allow hedgehog movement and foraging;*
- *a minimum of 7no integrated roosting features for birds on north and northeast elevations and 7no integrated bat boxes on southwest elevations;*
- *external lighting, including a phasing plan to secure its completion; and*
- *a scheme for the timing/phasing of implementation works;*

The hard landscaping works shall be caried out in accordance with the approved scheme before any part of the development is first occupied and thereafter maintained as such. The soft landscaping works shall be carried out in accordance with the approved scheme for timing/phasing of implementation, or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner. The biodiversity enhancement measures shall be managed and maintained in accordance with an approved habitat landscaping management and monitoring plan, in accordance with the requirements of British Standard BS 8683; Process for designing and implementing biodiversity net gain – Specification (or equivalent British Standard if replaced)'.

Please see the below documents:

- Submitted Landscaping Document
- Boundary Treatment Plan

In relation to External Lighting, no external lighting is proposed for the scheme.

In relation to condition 13, an indicative timeline for implementation is included below:

Phase	Works	Timeline
Demolition	Demolition of the existing Simonside Arms Pub	10 days (Approximately) 04/11/2024 – 14/11/2024
Groundworks	Groundworks	6 weeks (Approximately 12/11/2024 – 22/12/2024)
Superstructure	Building of the main structural elements	Up to 6 months (Approximately 01/2025 – 06/2025)
Mechanical, Electrical and Plumbing Installation	Internal plumbing, electrical, and mechanical works to the dwellings	Up to 2 months (Approximately 04/2025 – 06/2025)
External Works	Landscaping, Installation of Hardstanding, Vegetation and more	Up to 2 months (Approximately 06/2025 – 08/2025)
Internal Finishes	Plastering, Painting, Flooring, Fittings and more	Up to 3 months (Approximately 06/2025 – 09/2025)

Condition 16 is as follows:

'*Prior to the occupation of the development hereby permitted, cycle parking for each dwelling shall be provided and retained thereafter, in accordance with details submitted to and approved in writing by the local planning authority.*'

Please see the below document, which highlights the refuse storage proposed for the site:

- Cycle Storage Plan

I hope the above is clear and succinct.

If you have any further questions, please let me know.

In the meantime, I will look forward to hearing from you.

Yours sincerely,

[redacted]

Emily Andrews
Assistant Planner
M 01740 669 521 E emily@originplanning.co.uk