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South Tyneside Council
Development Management
Town Hall & Civic Offices
Westoe Road
South Shields
NE33 2RL

7 April 2025

Dear Sir / Madam,

RE: Town and Country Planning Act 1990. Application to discharge conditions 3, 4, 5, 15, 18, 19, 20, 23 and 25 attached to decision notice ST/0534/23/FUL for the construction of new college campus building with associated landscaping, highway, drainage and other works; and the change of use, refurbishment and alteration of 16 Barrington Street (Grade II listed) to provide college accommodation on land between King Street and Coronation Street, South Shields

We are writing on behalf of Tyne Coast College. Please find enclosed a completed discharge of condition application in relation to the above project. The application fee will be paid via the Planning Portal (PP-13898272).

The application has been supported by the following documents:

Condition 3 (Construction Method Statement)

- Construction Method Statement (CMS) prepared by Castle BS.
- 1650/P01 - Site Set Up and Logistics;
- 1651/P01 – Site Set Up and Logistics with Tracking;
- Artic Vehicle Tracking to Keppel Street;
- Refuse Vehicle Tracking to Chapter Row;
- Roadway and Footway Closure;
- Narrow Lanes System 1;
- Narrow Lanes System 2; and
- Narrow Lanes System 3.

As required by the condition, the CMS specifically provides for:

- a) Routing of construction related vehicle traffic including details of any abnormal loads;
- b) Details of the disposal of surface water from the development site for the duration of the construction phase(s);
- c) Contractor and visitor parking and site compound arrangements, including areas for loading and unloading of plant/materials and turning vehicles (proven by swept path analysis);

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- d) Vehicle cleaning facilities and/or measures to ensure that the public highway is cleansed of debris from the construction vehicles;
- e) Temporary traffic management and site access arrangements and control measures (including temporary/permanent traffic regulation orders); temporary boundary treatments, vehicular/pedestrian gates, visibility splays;
- f) Site security and contact details; and
- g) A highway condition/dilapidation survey of the approach roads to the development area.

Condition 4 (East Street Service Arrangements)

- 00101/P03 – Section 278 (Phase 1) General Arrangement Zone 1;
- 00110/P03 – Section 278 (Phase 1) Section 278 Adopted Plan Zone 1;
- 00201/P04 – Section 278 (Phase 1) Site Clearance Zone 1;
- 00501/P03 – Section 278 (Phase 1) Below Ground Drainage Layout Zone 1;
- 001101/P04 – Section 278 (Phase 1) Kerbs, Footways and Paved Areas Zone 1;
- 01120/P03 – Section 278 (Phase 1) Pavement Construction Typical Details ;
- 001201/P01 – Section 278 (Phase 1) Traffic Signs and Road Markings Zone 1;
- Arctic Vehicle Tracking to Keppel Street;
- 006/01 – Visibility Slays – Barrington Street and Waterloo Square;
- 1651/P01 – Site Set Up and Logistics with Tracking;
- 003/01 – Vehicle Swept Path Analysis Fire Tender and 7.5t Box Van East Access;
- 002/01 – Vehicle Swept Path Analysis Fire Tendre West Access; and
- 001/01 – Vehicle Swept Path Analysis Refuse Wagon.

The design team has been liaising with the local highway authority to prepare and agree the submitted package of drawings.

Condition 5 (Relocation of taxi ranks)

- Regeneration of Bus Stand to Taxi Rank plan.

The submitted plan has been prepared by South Tyneside Council, which identifies the location of the new taxi rank to replace the existing rank located on Church Way. The Council has already undertaken the works and it is understood that the new taxi rank came into operation on the 20 March 2024.

Condition 15 (Archaeology)

- Specification for Archaeological Monitoring at Land between King Street and Coronation Street, South Shields

Durham University Archaeological Services have been appointed to undertake a programme of observations of groundworks to record items of interest. They have already liaised with Rachel Grahame at Tyne and Wear Archaeology Services to agree the submitted specification for Archaeological Monitoring.

Condition 18 (Construction Environmental Management Plan)

- Construction Environmental Management Plan (CEMP) prepared by Castle BS.

As required by the condition, the CEMP specifically includes:

- a) A noise assessment to identify sensitive receptors throughout the construction stage;
- b) The identification of stages of works;
- c) Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays);
- d) Procedures for maintaining good public relations including complaint management, public consultation and liaison;
- e) Mitigation measures as defined in BS 5228: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites;
- f) Measures to safeguard protected species during construction works;
- g) Omitted from the condition;
- h) Details regarding temporary external lighting;
- i) Temporary drainage arrangements during construction works; and
- j) Dust mitigation measures.

The applicant is currently in discussions with the Council to complete the works to the Argos service yard to provide them alternative access than from East Street as soon as possible in April under a Section 50 agreement. They can confirm that there is only a few weeks work in creating this access. This access will then be maintained throughout the construction period until July 2027 at which point the permanent S278 works will be operational.

Condition 19 (Contaminated Land Investigation and Risk Assessment)

- Ground Investigation Report & Land Quality Assessment prepared by WSP.

Condition 20 (Contaminated Land Remediation Strategy)

- Remediation strategy prepared by WSP; and
- Materials Management Plan prepared by ERGO Environmental Ltd (to follow by cover of sperate letter).

Condition 23 (Drainage)

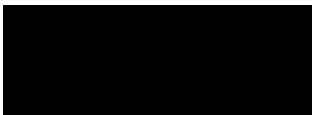
- 0100/P01 – Engineering Schematic;
- 0200/P01 – Drainage Strategy Plan;
- 0201/P01 – Manhole Schedule;
- 0202/P01 – Drainage and SUDS Maintenance Plans;
- 0700/P01 – Standard Drainage Details;
- 0701/P01 – SUDS Details Sheet; and
- Micro Drainage results.

Condition 25 (Landscaping)

- 1000/P13 – Landscape Masterplan;
- 1002/P09 – Levels Strategy;
- 1003/P09 – Hard Landscape Strategy;
- 1005/P10 – Soft Landscape Strategy;
- 003001/P08 – Site Sections; and
- 005000/P08 – Detailed Tree Plan.

We trust the submitted information allows the conditions to be discharged. Please do not hesitate to contact me should you have any queries.

Yours faithfully



Kevin Ayrton MRTPI, **Associate**