



South Tyneside Council

ELG Planning
Gateway House
55 Coniscliffe Road
Darlington
DL3 7EH

Date: 21/11/2025

Our ref: 250266

This matter is being dealt with by:

Casey Scott on 0191 4246780

or 07442 655446

Email: planning@southtyneside.gov.uk

Dear ELG Planning

In pursuance of their powers under the Town and Country Planning Act 1990, South Tyneside Council as Local Planning Authority resolved to **APPROVE** the details as required by a condition of planning permission ST/0534/23/FUL that was previously granted

Proposal: Full Discharge of Condition 3 (Construction Method Statement), Condition 5 (Relocation of Taxi Ranks), Condition 15 (Archaeology), Condition 18 (Construction Environmental Management Plan), Condition 19 (Contaminated Land Investigation and Risk Assessment), Condition 20 (Contaminated Land Remediation Strategy), and partial discharge of Condition 4 (East Street Service Arrangements) temporary service arrangements only, Condition 23 (Drainage) parts a), b), d) e) only, and Condition 25 (Landscaping) parts a) (tree planting only but excluding tree planting details for the west side of Cornwallis St and the Chapter Row/East Street areas) and c) (excluding hard surface treatments in respect of Section 278 & 38 areas) only relating to previously approved Planning Application ST/0534/23/FUL

Location: Land between King Street and Coronation Street, South Shields

NOTES TO APPLICANT:

For the avoidance of doubt this decision relates to the following plans and/or specifications:

Condition 3

Construction Method Statement received 09.04.25;
ADDITIONAL INFO Drg no 009771 - CAS - ZZ - ZZ - DR - W - 1650 - P01 Rev P1 Site Set up and Logistics with Wheelwash;
Site Set Up and Logistics Drg No 1650 Rev P01 received 09.04.25;
Site Set Up and Logistics with Tracking Drg No 1651 Rev P01 received 09.04.25;
Artic Tracking Sheet received 09.04.25
Narrow Lanes System Drg No ETM25-NE-188 (2) received 09.04.25
Narrow Lanes System Drg No ETM25-NE-188 (3) received 09.04.25
Narrow Lanes System Drg No ETM25-NE-188 received 09.04.25
Refuse Vehicle Tracking Sheet received 09.04.25
Road and Footway Closure Drg No ETM25-NE-188 received 09.04.25

Condition 4 - Please note that only temporary service arrangement are approved not permanent service arrangement.

ADDITIONAL INFO Drg no Castle STC S278 RSA Designers Response Rev P01;
Section 278 Adoption Plan Zone 1 Drg No 00110 Rev P03 received 09.04.25
Section 278 Phase 1 Below Ground Drainage Layout Zone 1 Drg No 00501 Rev P03 received 09.04.25
Section 278 Phase 1 General Arrangement Zone 1 00101 Rev P03 received 09.04.25
Section 278 Phase 1 Kerbs, Footways and Paved Areas Zone 1 Drg No 001101 Rev P04 received 09.04.25
Section 278 Phase 1 Pavement Construction Typical Details Drg No 01120 Rev P03 received 09.04.25
Section 278 Phase 1 Site Clearance Zone 1 Drg No 00201 Rev P04 received 09.04.25
Section 278 Phase 1 Traffic Signs and Road Markings Zone 1 Drg No 001201 Rev P01 received 09.04.25
Site Sections Drg No 003001 Rev P08 received 09.04.25
Site Set Up and Logistics with Tracking Drg No 1651 Rev P01 received 09.04.25;
Artic Tracking Sheet received 09.04.25
Vehicle Swept Path Analysis Fire Tender Drg No 70084288-SK-002 Rev 01 received 09.04.25
Vehicle Swept Path Analysis Refuse Wagon Drg No 70084288-SK-001 Rev 01 received 09.04.25
Vehicle Swept Path Analysis Fire Tender and Box Van Drg No 70084288-SK-003 Rev 01 received 09.04.25
Visibility Splays Drg No 70084288-SK-006 Rev 01 received 09.04.25

Condition 5

Redesignation of Bus Stand and Taxi Rank received 09.04.25

Condition 15

Archaeological Monitoring received 09.04.25

Condition 18

Construction Environmental Management Plan received 09.04.25

Condition 19

Ground Investigation Report and Land Quality Assessment received 09.04.25

Condition 20

Remediation Strategy received 09.04.25

Condition 23

Drainage and SUDS Maintenance Plan Drg No 0202 Rev P01 received 09.04.25;
Drainage Strategy Plan Drg No 0200 Rev P01 received 09.04.25;
Engineering Schematic Drg No 0100 Rev P01 received 09.04.25;
ADDITIONAL INFO Drainage MD Calcs Rev3 received 12.08.25;
Standard Drainage Details Drg No 0700 Rev P01 received 09.04.25;
Storm Sewer Design Details received 09.04.25;
SUDS Details Sheet Drg No 0701 Rev P01 received 09.04.25;

Manhole Schedule Drg No 0201 Rev P01 received 09.04.25

Condition 25 - Please note that tree planting details for the west side of Cornwallis Street and the Chapter Row/East Street area as well as non tree planting soft landscape details and hard surface treatments in respect of Section 278 & 38 areas are not approved.

Landscape Masterplan Drg No 1000 Rev P13 received 09.04.25;
ADDITIONAL INFO Drg no 009771-COL-XX-XX-DR-L-005000 Detailed Tree Plan Rev P12;
Soft Landscape Strategy Drg No 001005 Rev P10 received 09.04.25;
UPDATED Drg no STC-COL-XX-XX-DR-L-1003 Hard Landscape Strategy Rev P11 received 28.05.25;
Levels Strategy Drg No 1002 Rev P09 received 09.04.25;
Site Sections Drg No 003001 Rev P08 received 09.04.25.

Informatives

- 1 As agreed with an amended description, this application grants permission for the full discharge of the following conditions:
Full Discharge of Condition 3 (Construction Method Statement), Condition 5 (Relocation of Taxi Ranks), Condition 15 (Archaeology), Condition 18 (Construction Environmental Management Plan), Condition 19 (Contaminated Land Investigation and Risk Assessment), Condition 20 (Contaminated Land Remediation Strategy),

The application grants permission for the partial discharge of the following conditions:
Condition 4 (East Street Service Arrangements) temporary service arrangements only, Condition 23 (Drainage) parts a), b), d) e) only, and Condition 25 Landscaping) parts a) (excluding tree planting details for the west side of Cornwallis St and the Chapter Row/East Street areas and non-tree soft landscape details) and c) (excluding hard surface treatments in respect of Section 278 & 38 areas) only.

Therefore, additional informative is required against the following parts of each condition to fully discharge these conditions:
Condition 4 - permanent service arrangements, Condition 23 (drainage) part c), and Condition 25 parts a) (tree planting details for the west side of Cornwallis St and the Chapter Row/East Street areas and non-tree soft landscaping details) b), c) (hard surface treatments in respect of Section 278 & 38 areas) and d)

2 As a point of note for Condition 18, please could you notify the applicant that there is an additional noise receptor for consideration in any future neighbour relations required as a result of the construction activities, residential properties exist at Ferry Street, off the market Square.

3 Condition 23 (drainage) is recommended for a partial discharge, part c) will need to be discharged at a later date. The following advice has been provided by the Highway Authority with respect of this part of condition:
'If any water is seen to be discharging onto the highway area, they will need to revisit mitigation within the site boundary, not on highway land.'

4 With respect of Condition 25 (Landscaping), the following advice has been provided by Highway Authority for part (a) which the applicant should be aware of:

'Any planting of trees adjacent to highway footway/cycleway areas shall not obstruct the height of footway below the heights of 2.3m, with any obstructing branches being removed'

below that height.

The proposed planting at the eastern end of Barrington Street, adjacent to the junction is required to accommodate the necessary visibility splays commensurate with the speed of vehicles on the main road i.e. 2.4x43m for 30mph and 2.4x25m for 20mph road.

Inter-visibility splays required across planting areas where pedestrians are crossing roadway junctions, where planting is required to be no higher than 600mm.

Query the principle of planting area along the western edge of the new Cornwallis Street-Chapter Row link road, which was previously required to be footway. In addition, the trees planted so close to the carriageway will impact on highway assets (construction) and vehicles travelling along the carriageway.

The planting proposed on Chapter Row and the western end of East Street will require restrictions on planting height to no higher than 600mm (full growth height) and trees will obstruct forward visibility and will need to be removed.'

A Inch

Andrew Inch
Senior Manager Planning

Your attention is drawn to the attached schedule of notes which form part of this notice

NOTES

1. This certificate is issued under the Town and Country Planning Acts, Regulations and Orders and does not constitute a permission, approval or consent by South Tyneside Council for any other purpose whatsoever. Applications must therefore be made to the appropriate Departments of the Council for any other permission, approval or consent (including Building Regulations approval or approval of South Tyneside Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development.
2. You may also require permissions, approvals or consents under other legislation, or from bodies other than South Tyneside Council. This could include works affecting a public sewer, gas main, or electricity line, works within the adopted highway, works affecting a public right of way, property covenants, legislation relating to disabled persons, land drainage consent, waste management consent, scheduled monument consent or works affecting protected habitats or species.