



South Tyneside Council

Reference:	250266
Location:	Land between King Street and Coronation Street South Shields
Ward:	Beacon and Bents
Description:	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
Recommendation:	Approve Details of Condition
Case Officer:	Casey Scott
Case Officer Contact No.:	0191 4246780 or 07442 655446

Assessment

Planning permission ref: ST/0534/23/FUL was granted on 19.12.2023, subject to planning conditions.

Condition 3 (construction method statement) sets out that:

Development shall not commence until a Construction Method Statement, together with a supporting plan, has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the demolition and construction period. The Construction Method Statement and supporting plan shall, where applicable, provide 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);
- 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. To prevent nuisance in the interests of residential amenity and highway safety, in accordance with South Tyneside LDF Policy DM1 and the NPPF.

Condition 4 (East Street service arrangements) sets out that:

Notwithstanding the details submitted, no part of East Street shall be closed to vehicular traffic unless and until alternative temporary and/or permanent service arrangements, including a timetable for retention of those arrangements during the construction period, have been made for those businesses served from East Street/Waterloo Vale impacted by the development, in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority. Such works shall include but not be exclusive to; removal of road markings; resurfacing of carriageway; provision of new road markings; signage; together with associated works. Thereafter, those off-site highway works shall be undertaken in full accordance with the specification and timetable details approved by the Local Planning Authority and shall be so retained.

To maintain satisfactory service arrangements for existing businesses an effective and operational taxi service in the town centre and to prevent nuisance, in the interests of highways safety, in accordance with Policies A1 and DM1 (G,H) of the South Tyneside LDF and the NPPF.

Condition 5 (re-location of taxi ranks) sets out that:

Notwithstanding the details submitted, works shall not commence on the development unless and until the details of a scheme to relocate taxi ranks to Church Way (east of Chapter Row), together with associated carriageway surface planing off, resurfacing of the carriageway, road markings, signage and associated works, and including timescales for the completion of such works has been submitted to and approved in writing by the Local Planning Authority. Thereafter the said scheme shall be implemented in full accordance with the approved details and timescales.

To maintain an effective and operational taxi service in the town centre and to prevent nuisance, in the interests of highways safety, in accordance with Policies A1 and DM1 (G,H) of the South Tyneside LDF and the NPPF.

Condition 15 (archaeology) sets out that:

No groundworks or development shall commence until the developer has appointed an archaeologist to undertake a programme of observations of groundworks to record items of interest and finds 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 with a programme of visits to be agreed in writing by the Local Planning Authority prior to groundworks commencing.

The site is located within an area identified as being of potential archaeological interest. The observation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, and, if necessary, emergency salvage undertaken in

accordance with paragraph 205 of the NPPF and South Tyneside's Local Development Framework Policy DM6.

Condition 18 (construction environmental management plan) sets out that:

No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:

- 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;*
- h) Details regarding temporary external lighting*
- i) Temporary drainage arrangements during construction works; and*
- j) Dust mitigation measures. Thereafter construction works shall be undertaken in full accordance with the approved Construction Environment Management Plan.*

In the interests of residential amenity and biodiversity in accordance with Policies DM1(B), DM7, EA3 and EA5 of the South Tyneside LDF and the NPPF.

Condition 19 (contaminated land investigation and risk assessment) sets out that:

Prior to the commencement of development an investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include

- a) a survey of the extent, scale and nature of contamination;*
- b) an assessment of the potential risks to human health, property (existing or proposed) and*
- c) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination: Risk Management'.*

To protect the environment from contamination and to ensure that the site is reclaimed to a standard appropriate for its approved use in accordance with South Tyneside LDF Policies EA5 and DM1(M) and the NPPF.

Condition 20 –(contaminated land remediation strategy) sets out that:

A Detailed Remediation Strategy for the proposed remedial works shall be submitted to, and approved by the Local Planning Authority prior to commencing remedial works. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. Where remediation of gas has been identified as necessary by the site investigation a gas verification plan shall be submitted for the proposed gas protection measures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

To protect the environment from contamination and to ensure that the site is reclaimed to a standard appropriate for its approved use in accordance with South Tyneside LDF Policies EA5 and DM1(M) and the NPPF.

Condition 23 (drainage) sets out that:

Prior to the commencement of development a detailed drainage scheme for the entire application site, that also includes the proposed Sustainable Urban Drainage Systems (SuDS) shall be submitted to, and approved in writing by, the Local Planning Authority. The drainage scheme shall be in accordance with the submitted document 'South Tyneside College - Main Campus and Accommodation Buildings Flood Risk Assessment and Drainage Strategy' received 31/10/23. The drainage scheme shall ensure that foul flows discharge to the combined sewer at manhole 2021 and ensure that surface water discharges to the combined sewer at manhole 2021. The surface water discharge rate shall not exceed the available capacity of 3.7l/sec that has been identified in this sewer. The final surface water discharge rate shall be agreed by the Lead Local Flood Authority. The drainage scheme shall also include the following:

- a) a detailed development layout;*
- b) civil engineering details (including details of the SuDS features - long and cross sections);*
- c) drainage details to manage run off from private land onto the highway and new adoptable highway areas;*
- d) maintenance requirements, programme and maintenance responsibilities for all SuDS features; and*
- e) detailed drainage and flood design drawings including hydraulic calculations and MDX model.*

The approved details shall then be implemented in their entirety prior to the first occupation of the development and thereafter retained and maintained in accordance with the approved management and maintenance details.

To ensure the discharge of surface water from the site does not increase the risk of flooding in accordance with Policies ST2 and DM1 of the South Tyneside Local Development Framework and the NPPF.

Condition 25 (landscaping) sets out that:

The new build campus building hereby permitted shall not be occupied and use of 16 Barrington Street as college accommodation shall not commence unless and until full details of hard and soft landscaping and on-site biodiversity enhancement measures have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a) planting plans, written specifications and schedules of plants (noting species, plant sizes and proposed planting densities where appropriate),*
- b) details of integrated roosting features for birds and bats,*
- c) hard surfacing details across the proposed development and*
- d) timing details regarding implementation thereof. The submitted details shall accord with approved drawing nos. STC-COL-XX-XX-DR-L1003 Rev.P07 Hard Landscape Strategy received 30/10/2023, STC-COL-XX-XX-DR-L1005 Rev.P08 Soft Landscape Strategy received 30/10/2023 and 009771-COL-XX-XX-DRL-005000 Rev.P02 Detailed Tree Plan received 30/10/2023. Thereafter landscaping works and biodiversity enhancement measures shall be implemented as approved in accordance with the approved timing details.*

In the interests of visual and residential amenity, biodiversity and railway safety in accordance with South Tyneside LDF Policies EA3 and DM1(B,C) and the NPPF.

This application seeks to approve the required details required by conditions 3, 4, 5, 15, 18, 19, 20, 23, and 25.

The following consultees have been consulted on the application: Tree Team, Community Safety, Tyne and Wear Archaeology, Historic Environment Officer, Environmental Health, Business Investment Team, Countryside Team, Traffic and Road Safety and Northumbrian Water.

Condition 3 (Construction Method Statement)

The Highway Authority have considered the submitted information and consider this sufficient to fully discharge condition 3. As such, this condition can be fully discharged.

Condition 4 (East Street Service Arrangements)

The Highway Authority have considered the information submitted in light of the requirements of Condition 4 with respect of the East Street Service Arrangements.

There are ongoing discussions outside of this application process between the agent and the Highway Authority with respect to the S.278 agreement. As such, the Highway Authority are agreeable only to partially discharge this condition in respect of the temporary works only.

It will be necessary to submit additional information at a later date in respect of permanent service arrangements once the S.278 agreement has been finalised, and the agent is aware of this matter. An informative has also been added in respect of this matter.

Therefore, this condition can be partially discharged, in respect of the temporary service arrangements. Additional information will need to be resubmitted at a later date in respect of permanent service arrangements.

Condition 5 (Relocation of Taxi Rank)

The Highway Authority have considered the submitted information and consider that the details are acceptable.

As such, Condition 5 can be discharged in full.

Condition 15 (Archaeology)

The Historic Environment Officer has considered the details submitted for this part of the condition, and they requested that Tyne and Wear Archaeology be asked to respond on this condition.

Tyne and Wear Archaeology have reviewed the submission to assess the details against Condition 15 (archaeology). They acknowledge the submitted letter from ELG Planning stating that they have appointed Durham University Archaeological Services to undertake a programme of observations of groundworks in accordance with the Specification for Archaeological Monitoring at Land between King Street and Coronation Street, South Shields (reference MON 19106) issued by the Tyne and Wear Archaeology Service in March 2025.

As such, they can therefore recommend the discharge of Condition 15 - Archaeology relating to previously approved Planning Application ST/0534/23/FUL. Durham University

Archaeological Services should liaise with the Tyne and Wear Archaeology Officer with regard to the programme of visits.

As such condition 15 can be considered fully discharged.

Condition 18 (Construction Environmental Management Plan)

To consider the details submitted under Condition 18, consultation has been undertaken with the council's Environmental Health Team with respect to pollution matters.

They have reviewed the submitted information and consider that this is satisfactory and contains appropriate information as to the mitigation of noise and dust levels from the construction of the new campus site. As such, they recommend the full discharge of Condition 18.

They note within their response that the applicant should be notified that there are additional noise receptors for consideration in any future neighbour relations required as a result of the construction activities, namely residential properties at Ferry Sreet, off the Market Square. An informative has been added to the decision notice to ensure the applicant is aware of this matter.

The Highway Authority have also been consulted on the information submitted to discharge this condition. Parts h), i) and j) relate to highway matters. The Highway Authority have reviewed the submitted information and consider it acceptable to discharge this condition. Additional information has been submitted as part of the application process in respect of the wheel wash (part j). The Highway Authority have also considered this plan and are satisfied with the information submitted.

The Countryside Team have also been consulted and consider that the measures to safeguard protected species and prevent the spread of Invasive non-native species (INNS) are set out in 5.8 and are consistent with the recommendations of the Preliminary Ecological Appraisal.

Condition 19 (Contaminated Land Investigation and Risk Assessment) and Condition 20 (Contaminated Land Remediation Strategy)

To assess the information submitted for Conditions 19 and 20, consultation has been undertaken with Environmental Protection with respect to land containment. The Environmental Health Officer has reviewed the submitted information and considers this sufficient to discharge both conditions. Therefore, condition 19 and 20 can be *fully discharged, in line with South Tyneside LDF Policies EA5 and DM1(M) and the NPPF*.

Condition 23 (Drainage)

The Countryside Team have considered the submitted information for this proposal and welcome the rain garden and planting. They raise no objection to the submitted details for Condition 23 with respect to ecological impacts.

The Highway Authority have considered the submitted information in light of the requirements of Condition 23 with respect to drainage on the site. The information submitted is considered acceptable with regard to part a), b), d), and e). These parts of the condition can be discharged.

For part c) of this condition concerning run-off from private areas to new areas of adopted highway, the requirements of this part of the condition will need to align with the S.278

agreement which is subject to ongoing discussion outside of the planning process. As such, the Highway Authority will review this matter as part of the technical process for the S.278. The applicant will be made aware, by way of an informative, that if any water is seen discharging into highway areas they may need to revisit mitigation inside of the site.

The LLFA Officer has also reviewed the details submitted to discharge Condition 23. Additional calculations have been submitted and considered, and they now consider that Condition 23 can be discharged.

As such, this condition can be partially discharged. Parts a), b), d), and e) can be discharged. For part c), this will need to be discharged at a later date following the conclusion of the S.278 discussions.

Condition 25 (Landscaping)

With respect to the landscaping details which were submitted, the Tree Team have reviewed the submitted information and raise no concerns.

The Countryside Team have reviewed the information submitted and set out that the proposed biodiversity habitats including rain garden, wildflower meadow, individual trees and shrubs are welcomed consistent with the recommendations of the Preliminary Ecological Appraisal accompanying the full application.

The Countryside Team consider that criteria b) is outstanding (details of integrated roosting features for birds and bats. The trigger criteria for this condition is regarding the occupation and use of the buildings, however, integrated features need to be built into the fabric of the building. This would suggest that the details need to be agreed before the building work is completed so as to allow the features to be built in.

Therefore they recommend that the condition should be considered as partially discharged for parts a), c), d). Additional information will need to be submitted at a later date in respect of Condition 25 part b), which the applicant is aware of. An informative has also been added to the decision to ensure the applicant is aware of this matter.

The Historic Environment Officer has also reviewed the landscaping details and they consider that additional information had to be submitted by way of an updated hard landscaping plan. They had asked for additional natural stone material to be installed next to the Listed Building and they are satisfied that this new hard landscaping plan resolves this matter.

The Highway Authority have reviewed the submitted information and have provided advice for the applicant with respect of part (a):

'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.'

To ensure the applicant is aware of this advice, this has all been added to an informative which will be attached to the decision notice. However, the soft landscape and tree planting drawings approved at application stage which are referenced in condition 25 included similar planting and tree planting to that now approved, although in terms of tree planting the current proposals for the west side of Cornwallis Street and the Chapter Row/East Street area differ from those previously approved. Given the above further detailed discussions will be needed with the Highway Authority in progressing the Section 278 Agreement in respect of the precise location of tree planting in these areas and therefore it is not considered that details regarding the location of tree planting in these areas of the site can be approved at this time. Full planting details re species and planting densities have not been provided re non-tree soft landscaping and therefore those details also cannot be approved at this time.

With respect to part (c) of this condition, the Highway Authority considered the treatments to hard surfacing areas separately where they relate to either S.278 or S.38 agreements. There are restrictions to what materials the Highway Authority would adopt / maintain. As such part (c) of the condition cannot be approved at this time regarding these areas.

Part d) cannot be approved either at this time as timing details regarding the implementation of the approved landscaping have not been provided.

Conclusion

Therefore, it is considered that the information submitted re conditions, 3, 5, 15, 18, 19 and 20 is acceptable and sufficient to discharge these conditions in full, having regard to the consultation responses received. The information submitted in respect of condition 4 for temporary service arrangements only, condition 23 parts a), b), d) and e) only and Condition 25 parts a) (tree planting details 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) is considered sufficient to partially discharge these conditions.

Additional information is required to be submitted in due course in respect of the following: condition 4 – permanent service arrangements, condition 23 – part c), condition 25 – part a) (details of tree planting details for the west side of Cornwallis St and the Chapter Row/East Street areas and non-tree planting details for the entire site), b) and c) (hard surface treatments in respect of Section 278 & 38 areas) and d). An informative is suggested to advise the applicant of this.

Recommendations

Approve Details of Condition

List of plans etc. for standard note on decision

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 a 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.'

Case officer: Casey Scott

Signed: C.Scott

Date: 19.11.2025

Authorised Signatory: G.Horsman

Date: 20/11/2025