



South Tyneside Council

Planning Group

South Tyneside Council, Town Hall & Civic Offices,
Westoe Road, South Shields, Tyne and Wear, NE33 2RL
Email: planningapplications@southtyneside.gov.uk
Tel: 0191 424 7421

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

James

Surname

Johnson

Company Name

Avant Homes

Address

Address line 1

Avant Homes Investor House

Address line 2

Colima Avenue

Address line 3

Town/City

Sunderland

County

Country

United Kingdom

Postcode

SR5 3XB

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Full planning application for the demolition of existing buildings and structures and the erection of up to 260 residential units (Use Class C3) with associated access, car parking, landscaping, engineering and infrastructure

Reference number

ST/0676/23/FUL

Date of decision (date must be pre-application submission)

30/06/2025

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 7 - for phases 1a, 1b, 2 & 3
Condition 22 - for phases 1a, 1b, 2 & 3
Condition 29 - for phases 1a & 1b

Has the development already started?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

- 7 Off-site highway works - 1a, 1b, 2 & 3
- Site Access and Off-Site Highways Mitigation General Arrangement (QD2117-00-0711 Rev-)
- 22 Detailed drainage information - 1a, 1b, 2 & 3
- Drainage Maintenance Plan Nov 23 – Initial Issue
 - Micro Drainage : QD2117_SW_EAST
 - Micro Drainage : QD2117_SW_West
 - Engineering Layout : QD2117-03-01 – Rev C
 - External Works Sheet 1 of 4 : QD2117-04-01 – Rev C
 - External Works Sheet 2 of 4 : QD2117-04-02 – Rev C
 - External Works Sheet 3 of 4 : QD2117-04-03 – Rev C
 - External Works Sheet 4 of 4 : QD2117-04-04 – Rev B
 - SuDs Basin General Arrangement : QD2117-04-05 – Rev –
 - Longsections Sheet 1 : QD2117-05-01 – Rev –
 - Longsections and Manhole Schedules Sheet 2 : QD2117-05-02 – Rev –
 - Adoptable Drainage Details : QD2117-08-01 – Rev –
 - Hydrobrake Detail S123_FC : QD2117-08-02 – Rev –
 - Hydrobrake Detail S123_FC : QD2117-08-03 – Rev –
 - Headwall Types : QD2117-08-04 – Rev -
- 29 Dwelling materials - 1a & 1b
- South Tyneside – AV23 Materials Schedule – Phase 1a & 1b - Rev A

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
- ☒ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

James Johnson

Date

16/07/2025