

P25-0396

18 July 2025

Garry Simmonette
Development Management
South Tyneside Council
Town Hall and Civic Offices
Westoe Road
South Shields
NE33 2RL

Dear Garry,

P25-0396: Discharge of Condition Application – Land South of Glen Street Hebburn

On behalf of Karbon Homes (the Applicant), Pegasus Group are pleased to submit a Discharge of Condition Application associated with application ST/0338/23/FUL for the construction of up to 95 residential apartments and associated facilities including café, kitchen, wellbeing suite, GP, treatment room and salon along with landscaping, drainage, parking, and infrastructure to serve the development.

This application seeks to discharge Condition 15 which relates to details of the sub-station.

Please note that a Discharge of Condition application (reference: ST/0371/24/COND) was submitted by Pegasus Group to South Tyneside Council on 24 May 2024 seeking to discharge pre-occupation conditions 6 (Building Materials), 7 (Hard Surface Treatments), 8 (Footway Connector), 9 (Soft Landscaping), 10 (Air Sourced Heat Pump), 11 (Photovoltaic Panels), 12 (External Lighting), 13 (Cycle Storage and Cycle Shelter), 14 (EV Charging), 15 (Sub-station) and 16 (Cafe, Kitchen Extraction System/Flue), associated with application ST/0338/23/FUL. To facilitate a timely determination of that application, several conditions were withdrawn, including Condition 15, which is now being resubmitted under this separate application for consideration and approval.

The wording of Condition 15 is set out below.

'Before the first occupation of any part of the development hereby permitted, full details (including samples, drawings and / or specifications) of the sub-station (as indicated on dwg no. 4266-JDDK-XX-XX-DR-A-1002, Rev. 4) to serve the development together with a phasing plan to secure its completion, shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall then be carried out.'

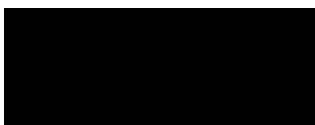


To discharge Condition 15, we wish to submit the supporting Substation Layout plan (dwg no. 4266-JDDK-BB-OO-DR-A-6020 Rev C1) which shows details of the proposed substation including the roof plan, elevations, and materials. An image of a sample of the material is also included within this submission to provide further detail in this regard.

The requisite application form associated with this application has been submitted online via the Planning Portal, reference PP-14187978, along with the above documents. The application fee of £383.00 (inclusive of Planning Portal service charge) has been paid via the Planning Portal.

We trust that the above is sufficient and look forward to hearing from you with confirmation that the application has been validated.

Yours sincerely,



Sophie Gooch
Associate Planner