South Tyneside Council

Reference:	250482
Location:	Land west of the A19 at the International Advanced Manufacturing Park (IAMP) South Tyneside
Ward:	Fellgate and Hedworth
Description:	Part Discharge of Condition 42 (Landscape and Ecological Management Plan) for Northern Employment Area Spine Road Phase 1 Works 1 [i.e. the 'Phase 1 Works'] in South Tyneside relating to previously approved Planning Application ST/1172/21/FUL.
Recommendation:	Approve Details of Condition
Case Officer:	Nick Graham
Case Officer Contact No.:	0191 4247427 or 07741108995

Assessment

Planning permission ref: ST/1172/21/FUL was granted on 29/08/2023 subject to planning conditions.

Condition 42 sets out that:

No development shall commence on the Early Infrastructure Works until a Landscape and Ecological Management Plan (LEMP) for the Early Infrastructure works area that lies within South Tyneside has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include the following:

a) Description and evaluation of features to be managed to include but not limited to the proposed compensatory habitat and species compensation, as shown on plan 'ECO1 EARLY INFRASTRUCTURE BIODIVERSITY COMPENSATION, Rev C, July 2023 by Ecology Solutions'
b) Ecological trends and constraints on site that might influence management
c) Aims and objectives of management, for relevant species and habitats
d) Appropriate management options for achieving aims and objectives, underpinned by soil testing where relevant
e) Prescriptions for management actions
f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
g) Details of the body or organisation responsible for implementation of the plan
h) Ongoing monitoring and triggers for remedial measures
i) Procedure for agreeing and implementing remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which long term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the approved scheme.

Development shall be carried out in accordance with the approved details.

Reason: In the interests of conserving and enhancing environmental assets in accordance with Policies EN1 and EN2 of the IAMP AAP and DM7 and EA3 of the South Tyneside LDF and Paragraph 174 of the National Planning Policy Framework

This application seeks to partly approve the required details required by condition 42 in relation to the Northern Employment Area Spine Road Phase 1 Works 1 area [i.e. the 'Phase 1 Works'] in South Tyneside only.

To accompany this application, the applicant has submitted a cover letter, supporting letter, a Landscape and Ecology Management Plan, a Detailed Softworks Plan and a Swept Path Analysis.

The Highway Authority and Council's Countryside Team have been consulted on this application and consider that, following the submission of additional details, the condition can be part discharged.

Having regard to the submitted details, it is considered that sufficient information has been submitted to enable the condition to be part discharged in relation to the 'Phase 1 Works'; in accordance with LDF Policies DM7 and EA3 and IAMP AAP Policies EN1 and EN2.

Recommendations

Approve Details of Condition

List of plans etc. for standard note on decision

Plan Reference
Cover Letter received 04/08/2025
Landscape and Ecology Management Plan received 02/10/2025
Detailed Softworks Plan Drg. No. 1271_405 Rev. H received 02/10/2025
Swept Path Analysis Drg. No. SK01 received 15/10/2025
Supporting Letter received 02/10/2025

Case officer: Nick Graham
Signed: N. Graham
Date: 27/10/2025

Authorised Signatory: *G. Simmonette*
Date: **27/10/2025**