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South Tyneside Council
Town Hall and Civic Offices
Westoe Road
South Shields
NE33 2RL

Date: 25th November 2025

Application description: Discharge of Conditions 3 - Archaeology, Condition 4 - Badger checking survey and Precautionary Method Statement, Condition 5 - Demolition / Construction Method Statement, Condition 8 - Drainage Scheme, Condition 9 - External facing materials, roofing materials and hard surface treatment details, and Condition 10 - Boundary treatment and means of enclosure relating to previously approved Planning Application ST/0712/23/FUL, approved at Appeal Ref APP/A4520/W/25/3365110.

Location: Former Whitburn Lodge Public House, Mill Lane, Whitburn, SR6 7BF

Dear Helen,

Following consultee comments on the information submitted with the application for approval of details reserved by conditions 3, 4, 5, 8, 9 & 10 attached to appeal decision REF: APP/A4520/W/25/3365110 we have summarized our response below and attached the referenced information.

Ecologist

Summary of Queries raised:

Condition 4 a)

A second check for badgers should be undertaken prior to works commencing and as recommended in the "Badger Checking Survey Report"

Condition 10

Hedgehog gaps should be located between adjoining gardens and between gardens and green infrastructure. Hedgehog gaps are referenced in the text but have not been indicated on the plan, so this element of the condition is not fully met. A revised plan showing the locations of the hedgehog gaps is required.

Condition 16 (Not yet submitted)

As the bird and bat boxes are integral to the buildings we presume that this condition will be submitted at a later time, but wanted to offer feedback to inform those plans.

Two of the bat boxes are on northern elevations as per the condition, but one is on a western elevation - not as detailed in the Condition. We would also request that bird and bat boxes are also placed away from over doors and windows to avoid potential future issues for residents.

Response:

Condition 4 a)

We have carried out a second check for badgers prior to works commencing. Report reference: 6939 Whitburn Lodge Badger Letter L02

Condition 10

We have completed a plan to show the location of hedgehog gaps. We have tried to include as many as possible while considering the location of proposed retaining walls where we have significant changes in levels. Drawing reference: J100103-750- Hedgehog Highway Plan

Condition 16 (Not yet submitted)

We acknowledge the comments made regarding Condition 16 and will look to address these comments when Condition 16 is submitted.

Lead Local Flood Authority**Summary of Queries raised:****Condition 8**

In order to discharge Condition 8, we will require the following:

Named management company who will undertake maintenance of the proposed SuDS basin.

Hydraulic calculations highlighting how exceedance flows are to be managed.

Response:

The management company maintaining the SUDs basin will be Kingston property services limited.

We have provided some additional drawings to provide information on hydraulic calculations and how exceedance flows are to be managed.

App E1 - 29128 - Surface Water Calcs - Rev 4

App C6 - 29128-HYD-XX-XX-DR-C-0003 - Rev P06 - Exceedance overland flood flow routes

Local Highway Authority**Summary of Queries raised:****Condition 5 g)**

No details appear to have been provided showing interim temporary provision of a south-bound bus stop on Mill Lane. Please provide the necessary details.

- Condition not considered suitable for discharge currently.

Condition 8

The s38/s278 technical approval process is on-going, which will include approval of certain related drainage matters where they impact the existing or proposed adoptable highway areas.

- Condition not considered suitable for discharge currently.

Condition 10

Whilst the Highway Authority have no objection in principle to the majority of the boundary treatments proposed, clarification is required on the ground levels adjacent to the new bus stop on Mill Lane. This is to ensure there is no risk to the public of anyone falling off the high edge of the rear footway/cycleway to the lower levels up to the proposed boundary wall/fence(s). If the levels adjacent are lower, then there may be a requirement for additional boundary treatment at that location. From details submitted, it would appear that the boundary wall adjacent to plot 22 is a retaining wall and may be supporting the higher level highway land. If so, then the Highway Authority require confirmation that the design of the retaining wall is fit for purpose and has been approved as part of the s38/s278 design approval process.

Response:**Condition 5 g)**

We have agreed with Nexus and Stagecoach that there is no requirement for a temporary bus stop. I have attached a copy of the correspondence.

Lovell - Stagecoach correspondence 18.11.25

Condition 8

We have been advised Highways are reviewing the information submitted the week commencing on 17th November 2025 and Technical approval should be received imminently. We do not anticipate the Section 38/278 agreements will affect the drainage proposals.

Condition 10

We have provided a document to give further information on the proposed bus stop and surrounding levels. Document reference: "Summary of levels surrounding proposed bus stop" We do not see any issues with the proposed levels in relation to the risk of anyone falling from height.

Environmental health**Summary of Queries raised:**

I am in agreement with the conclusions of the report in relation to the cover system and management of known contamination to date, however the report states that as part of the remediation works, additional site investigation should be undertaken. All site investigation must be complete before the remediation strategy can be completed or discharged and additional site investigation should not fall under the remediation strategy. As there is incomplete SI and therefore unknown remediation, I am unable to discharge the conditions at this present time.

Response:

Conditions 6 & 7 to which the comments from Environmental health relate to have been withdrawn from this application. A non-material amendment has been approved to re-word these conditions from "Prior to commencement..." to "Prior to commencement of plots..." Conditions 6 & 7 will be re-submitted on a separate application. The additional information Environmental health have requested cannot be produced until demolition is complete.

Archaeologist

Summary of Queries raised: None

Response: No further comments

Historic Environment Officer

Summary of Queries raised: None

Response: No further comments

Northumbria Water

Summary of Queries raised: None

Response: No further comments

Yours sincerely,

Tom Wilson
Technical Coordinator
Lovell Partnerships