



South Tyneside Council

Lovell Partnerships
FAO: Mr Tom Wilson
Former Whitburn Lodge Public House
Mill Lane
Whitburn
SR6 7BF

Date: 07/09/2026

Our ref: 250586

This matter is being dealt with by:

Helen Lynch on 0191 4247408

or 07741106225

Email: planning@southtyneside.gov.uk

Dear Lovell Partnerships

In pursuance of their powers under the Town and Country Planning Act 1990, South Tyneside Council as Local Planning Authority resolved to **APPROVE** the details as required by a condition of planning permission ST/0712/23/FUL, allowed at Appeal [PINS Ref APP/A4520/W/25/3365110.] that was previously granted

Proposal: 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 Planning Application ST/0712/23/FUL, allowed at Appeal [PINS Ref APP/A4520/W/25/3365110.]

Location: 1-12, 14-33 Colliery Approach, Whitburn, , Former Whitburn Lodge Public House, Mill Lane, Whitburn, SR6 7BF

NOTES TO APPLICANT:

For the avoidance of doubt this decision relates to the following plans and/or specifications:

Condition 3:

Historic Building Recording - Whitburn Lodge received 17/09/2025

Condition 4:

Badger Checking Survey received 17/09/2025

Additional Details - Report reference: 6939 Whitburn Lodge Badger Letter L02 received 25/11/2025

Ecological Method Statement received 17/09/2025

Condition 5:

Compound Hoarding Layout Drg no. 600-D

Phase Plan Drg no. 800-A received 17/09/2025

Whitburn Highway Dilapidations report received 17/09/2025

Swept path analysis Drg no. ATR-001 received 17/09/2025

Project Management Plan (PMP) and Construction Environmental Management Plan (CEMP) - amended received 15/06/2026

Additional Details - Stagecoach correspondence 18.11.25 received 25/11/2025
Additional Information - Proposed Bus Stop Layout Drg no. J100103-201 received 11/12/2025
Additional Information - Air Quality Assessment Report received 15/06/2026

Condition 8:

Typical Drainage Details Drg no. 29128-HYD-XX-XX-DR-C-1001 Rev P01 received 17/09/2025
Drainage Maintenance Plan Drg no. 29128-HYD-XX-XX-DR-C-0002 Rev P06 received 17/09/2025
Proposed Drainage Layout Plan Drg no. 29128-HYD-XX-XX-DR-C-1000 Rev P07 received 17/09/2025
Proposed Basin details Drg no. 29128-HYP-XX-XX-DR-C-1002 rev P05 received 17/09/2025
Private Drainage Details Drg no.29128-HYD-XX-XX-DR-C-1005 RevP01 received 17/09/2025
Manhole Details S06HB Drg no. 29128-HYD-XX-XX-DR-C-1006 Rev P02 received 17/09/2025
Manhole Details S07DD Drg no. 29128-HYD-XX-XX-DR-C-1007 Rev P02 received 17/09/2025
Private Drainage Layout Drg no. 29128-HY-XX-XX-DR-C-1004 Rev P04 received 17/09/2025
Road and sewer Sections - Outfalls Drg no. 29128-HYD-XX-XX-DR-C-5001 Rev P03 received 17/09/2025
Road and sewer sections - Roads 1-3 Drg no. 29128-HYD-XX-XX-DR-C-5000 Rev P03 received 17/09/2025
Additional Details - App E1 - 29128 - Surface Water Calcs - Rev 4 received 25/11/2025.
Additional Details - Drg no. C6 - 29128-HYD-XX-XX-DR-C-0003 - Rev P06 - Exceedance overland flood flow routes received 25/11/2025.
Additional Information Proposed Construction Build Ups and Kerb layout Drg. no. 29128-HYD-XX-XX-DR-C-4000 Rev P09 received 04/03/2026

Condition 9:

Whitburn Lodge Proposed Materials 28.05.24 received 17/09/2025
Proposed boundary treatment and hard landscape plan Drg no.004 Rev.L received 17/09/2025
Proposed Boundary Treatment Details Drg no. 009 received 17/09/2025
Ibstock Morpeth Blend - product specification received 17/09/2025
Ibstock Grainger Gold - product specification received 17/09/2025
Russell Grampian tile Slate Grey received 17/09/2025
IG Doors (Black) Information received 17/09/2025
Stormking Leven Style Door canopy Drg. no. 9423 Rev B2 received 17/09/2025
Stormking Apex Trussed Door Canopy Drg. no. 2008045 Rev A3 received 17/09/2025
Garador Up Over Garage Doors (Ascot) Information received 17/09/2025
Garador Up Over Garage Doors (Ascot) Information Booklet received 17/09/2025
Tobermore riven flags - paving flags received 17/09/2025
Tobermore Pedesta - block paving received 17/09/2025
Tobermore Hydropave Pedesta - block paving details received 17/09/2025
EV charging Points posts (1) Information received 17/09/2025
EV Charger eDock (1) Information received 17/09/2025
Additional Information Proposed Construction Build Ups and Kerb layout Drg. no. 29128-HYD-XX-XX-DR-C-4000 Rev P09 received 04/03/2026

Condition 10:

Proposed Boundary Treatment Details Drg. no. 009 received 17/09/2025

Proposed Boundary Treatment and hard landscape plan Drg. no.004 Rev.L received 17/09/2025

Additional Details - Hedgehog Highway Plan Drg. no. 750 received 25/11/25

Additional Details - Summary of levels surrounding proposed bus stop received 25/11/2025

A Inch

Andrew Inch

Senior Manager Planning

Your attention is drawn to the attached schedule of notes which form part of this notice

NOTES

1. This certificate is issued under the Town and Country Planning Acts, Regulations and Orders and does not constitute a permission, approval or consent by South Tyneside Council for any other purpose whatsoever. Applications must therefore be made to the appropriate Departments of the Council for any other permission, approval or consent (including Building Regulations approval or approval of South Tyneside Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development.
2. You may also require permissions, approvals or consents under other legislation, or from bodies other than South Tyneside Council. This could include works affecting a public sewer, gas main, or electricity line, works within the adopted highway, works affecting a public right of way, property covenants, legislation relating to disabled persons, land drainage consent, waste management consent, scheduled monument consent or works affecting protected habitats or species.