



Gary Craig Architectural Services Ltd
10 Fulmar Walk
Whitburn
SR6 7BW

Date: 13/03/2026

Our ref: 250760

This matter is being dealt with by:

Nick Graham on 0191 4247427

or 07741108995

Email: planning@southtyneside.gov.uk

Dear Gary Craig Architectural Services Ltd

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/0794/24 that was previously granted

Proposal: Discharge of Condition 4 - Compensatory Swallow Nesting Site Details, Condition 7 - Detailed Remediation Strategy and [TCPA 1990, as amended] deemed Biodiversity Gain Plan Condition, relating to previously approved Planning Application ST/0749/24

Location: North Lizard Riding School, Lizard Lane, South Shields, NE34 7AE

NOTES TO APPLICANT:

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

In relation to Condition 4:

Proposed Swallow Nesting Plan Drg. No. 4 Rev. C received 13/02/2026

In relation to Condition 7:

Remediation Statement received 10/12/2025

In relation to Biodiversity Gain Plan Condition:

Baseline Habitats Plan received 10/12/2025

BNG Plan received 10/01/2026

Proposed Habitats Plan received 10/12/2025

Stable Photo received 10/12/2025

Statutory Biodiversity Metric Calculation Tool received 10/12/2025

Statutory Biodiversity Metric Condition Assessments received 10/12/2025

Proposed Swallow Nesting Plan Drg. No. 4 Rev. C received 13/02/2026

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.