



South Tyneside Council

Reference:	250760
Location:	North Lizard Riding School Lizard Lane South Shields NE34 7AE
Ward:	Whitburn and Marsden
Description:	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
Recommendation:	Approve Details of Condition
Case Officer:	Nick Graham
Case Officer Contact No.:	0191 4247427 or 07741108995

Assessment

Planning permission ref: ST/0749/24 was granted on 14/07/2025, subject to planning conditions.

Condition 4 sets out that:

Prior to the commencement of development, the details and location of a suitable alternative compensatory swallow nesting site must be submitted to, and approved in writing by, the Local Planning Authority. Prior to occupation of any dwelling hereby permitted, the swallow nesting site shall be installed and maintained in perpetuity.

In the interests of biodiversity and in accordance with the NPPF and LDF Development Management Policy DM7 and Core Strategy Policy EA3.

Condition 7 sets out that:

Prior to the commencement of remedial works, a Detailed Remediation Strategy for the remedial works shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. Where remediation of gas has been identified as necessary a gas verification plan shall be submitted for the proposed gas protection measures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

In the interests of land contamination and in accordance with the NPPF and LDF Core Strategy EA1.

The Biodiversity Net Gain (BNG) Condition sets out that:

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and*
- (b) the planning authority has approved the plan.*

This application seeks to approve the required details required by conditions 4 and 7, and the BNG Condition.

To accompany this application, the applicant has submitted a Proposed Swallow Nesting Plan and a Stable Photo in relation to condition 4, a Remediation Statement in relation to condition 7, and a BNG Plan, Baseline and Proposed Habitats Plans, and Statutory Biodiversity Metric Calculation Tool and Assessments in relation to the BNG Condition.

The Countryside Officer has been consulted on this application and considers that the submitted details are acceptable in relation to condition 4 and the BNG condition, whilst the Environmental Protection Officer considers that the submitted details are acceptable in relation to condition 7. It is noted the BNG condition is also linked to planning permission ref. 250540 covering a different part of the site, and where the BNG condition for that application has also applied to be discharged (ref. 250761).

Having regards to the above it is considered that the submitted information would be in accordance with the aims and objectives of LDF Policies DM7, EA1 and EA3. Therefore, it is considered that the information required by conditions 4, 7 and the BNG condition are acceptable regard to the consultation responses from the Countryside Officer and Environmental Protection Officer in regard to the information submitted, and that the proposal would accord with LDF Policies DM7, EA1 and EA3.

Recommendations

Approve Details of Condition

List of plans etc. for standard note on decision

Plan Reference

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

Case officer: Nick Graham

Signed: N. Graham

Date: 11/03/2026

Authorised Signatory: *G. Simmonette*

Date: 11/03/2026