South Tyneside Council

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| **Reference:** | 260021 |
| **Location:** | Land between King Street and Coronation Street, South Shields |
| **Ward:** | Beacon and Bents |
| **Description:** | Discharge of Condition 17 (Plant Noise Assessment) relating to previously approved Planning Application ST/0534/23/FUL as amended by application 250267. |
| **Recommendation:** | Approve Details of Condition |
| **Case Officer:** | Casey Scott |
| **Case Officer Contact No.:** | 0191 4246780 or 07442 655446 |

## Assessment

Planning permission ref: ST/0534/23/FUL was granted on 19.12.2023, subject to planning conditions. Planning permission 250267 granted permission for a non-material amendment to the previously approved plans.

Condition 17 of the previous decision sets out that:

> No mechanical plant shall be installed within the application site internal or external to the new build campus building hereby permitted unless and until a further Noise Assessment has been submitted to and approved in writing by the Local Planning Authority which demonstrates that noise levels from such mechanical plant at residential receptors within the vicinity of the application site would not exceed the rating levels as specified in table 6.1 of the Noise Assessment received 17/07/2023 which forms part of the submitted application documentation. Thereafter, any mechanical plant installed shall comply fully at all times with the noise levels as specified in that approved further Noise Assessment.
>
> In the interests of residential amenity in accordance with Policies DM1(B) and EA5 of the South Tyneside LDF and the NPPF.

This application seeks to approve the required details required by condition 17.

To accompany this application, the applicant has submitted the following report for consideration: Reference 009771-APX-XX-ZZ-RP-N-1003 Apex South Tyneside College Plant Noise Impact Assessment revision P01 – received 12.01.2026.

The Council's Environmental Health Team has been consulted on this application and considers that the submitted details are acceptable.

Having regards to the above it is considered that the submitted information would be in accordance with the aims and objectives of Policies DM1(B) and EA5 of the South Tyneside LDF and the NPPF.

Therefore, it is considered that the information required by condition 17 is acceptable, having regard to the Environmental Health's consultation responses in regard to the information submitted, and that the proposal would accord with Policies DM1(B) and EA5 of the South Tyneside LDF and the NPPF.

**Recommendations**

Approve Details of Condition

**List of plans etc. for standard note on decision**

**Plan Reference**
Reference 009771-APX-XX-ZZ-RP-N-1003 Apex South Tyneside College Plant Noise Impact Assessment revision P01 – received 12.01.2026.

**Case officer: Casey Scott**

**Signed: C.Scott**

**Date**: 13.03.2026

**Authorised Signatory: Helen Lynch**

**Date**: 13/03/2026