South Tyneside Council

Reference:	260026
Location:	River Tyne & Land to East of River Don
Ward:	Beacon and Bents
Description:	Partial Discharge of Condition 2 - Construction Environment Management Plan (CEMP) (relating to boreholes BH301, BH302 and BH304 only) relating to previously approved Planning Application 250715
Recommendation:	Approve Details of Condition
Case Officer:	Sean Gallagher
Case Officer Contact No.:	07741109463

Assessment

An application for Prior Approval under Section 77 of the Habitats Regulations 2017 (ref: 250715) was granted on 11/12/2025, subject to two planning conditions.

The Prior Approval application related to boreholes BH204, BH301, BH302 and BH304. Whilst boreholes BH301, BH302 and BH304 are on land, borehole BH204 is within the River Tyne. This application seeks partial discharge of condition 2 and relates to boreholes BH301, BH302 and BH304.

Condition 2 sets out that:

"The development hereby approved shall not commence until a Construction Environment Management Plan (CEMP) in respect of the development, together with a supporting plan, has been submitted to and approved in writing by the Local Planning Authority. The approved CEMP shall be adhered to throughout the period during which the ground investigation works comprising the development are undertaken. The CEMP and supporting plan shall provide for:
a) Pollution prevention and management measures
b) The installation of eco-acoustic panels (Echo Acoustic Quilt H8) around rigs used at BH204, BH301, BH302 and BH304

In the interests of biodiversity in accordance with Policies DM7 and EA3 of the South Tyneside LDF and the NPPF."

This application seeks to partially approve the required details required by condition 2.

To accompany this application, the applicant has submitted an Environmental Management Plan.

The Council's Environmental Health Officer and Countryside Officer have been consulted on this application and both consider 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 South Tyneside LDF Policies DM7 and EA3 and the NPPF.

Therefore, it is considered that the information required by condition 2 is acceptable, having regard to the Council's Environmental Protection Officer's consultation responses in regard to the information submitted, and that the proposal would accord with South Tyneside LDF Policies DM7 and EA3 and the NPPF.

Recommendations

Approve Details of Condition

Informatives

NOTE TO APPLICANT
Condition 2 to application 250715 has only been partially discharged through application 260026 – the submission and approval of a Construction Environment Management Plan (CEMP) with a supporting plan, in respect of the marine works (specifically borehole BH204 within the River Tyne) is required. A further application to fully discharge condition 2 will be required.

List of plans etc. for standard note on decision

Plan Reference
Environmental Management Plan Land WSP | GBR North Tyne Crossing 274733_Land_EMP received 14.01.2026

Case officer: Sean Gallagher

Signed: SG

Date: 29/01/2026

Authorised Signatory: Helen Lynch

Date: 29/01/2026