

9 February 2026

Geoff Horsman
Team Manager- Development Management
South Tyneside Council
Town Hall & Civic Offices
Westoe Road
South Shields
NE33 2RI

Dear Geoff,

Submission of Details Reserved by Condition (Discharge) Application in relation to Conditions 7, 17, 22, 29 and 35 of Planning Permission ST/067623FUL at Land at South Tyneside College, St George's Avenue, South Shields, NE34 6ET.

Planning Context

Full Planning Permission was granted on 30 June 2025 for the:

Demolition of existing buildings and structures and the erection of up to 260 residential units (Use Class C3) with associated access, car parking, landscaping, engineering and infrastructure.

Approval of Matters Reserved by Condition

The following conditions are addressed within this submission:

Condition 7

No dwelling shall be occupied unless and until specification details in respect of the following off-site highway works and a timetable for implementation of these works (specified in terms of the number of dwellings that can be occupied before any such off-site highways work is implemented in full) has been submitted to and approved in writing by the Local Planning Authority:

- a) Construction of new estate road access/junctions with St. George's Avenue and Grosvenor Road;*
- b) New/amended traffic calming measures on Grosvenor Road and St George's Avenue along the frontages of the development site, together with associated works;*

- c) *Provision of a section of footway along Slyverton Gardens access road to link with the existing footway network and bus stops on Highfield Road, together with associated works subject to the land being required to deliver that section of footway being within the ownership of the Council; and*
- d) *Closure of existing redundant vehicular accesses and reinstatement of kerb lines, footway, verge areas, boundary treatments, lining, together with associated works subject to the specification details in respect of such works demonstrating to the satisfaction of the Council that those works in full or part can be undertaken without harm to trees within the application site earmarked for retention; and*
- e) *Provision of inclusive mobility compliant level access kerbing to 3 pairs (6 in total) of bus stops on Sunderland Road, Horsley Hill Road and Highfield Road (either side of those roads) to the west, north and east respectively.*

Thereafter those off-site highway works shall be undertaken in full accordance with the specification and timetable details approved by the Local Planning Authority.

Applicant Response: Condition 7 is a pre-occupation condition and relates to phases 1a, 1b, 2, and 3 of the development. A site access and off-site highways mitigation plan (*Site Access and Off-Site Highways Mitigation General Arrangement OD2117-00-0711 Rev -*) has been submitted in support of this DISCON Application.

Condition 17

Development shall not commence in a phase until a Demolition and Construction Environment Management Plan (DCEMP) in respect of that phase, together with a supporting plan, has been submitted to and approved in writing by the Local Planning Authority. The approved DCEMP for a phase shall be adhered to throughout the demolition and construction period in respect of that phase. The DCEMP and supporting plan shall provide for:

- a) *Routing of construction related vehicle traffic including details of any abnormal loads;*
- b) *Details of the disposal of surface water from the development site for the duration of the construction phase(s);*
- c) *Contractor and visitor parking and site compound arrangements, including areas for loading and unloading of plant/materials and turning vehicles (proven by swept path analysis);*
- d) *Vehicle cleaning facilities and/or measures to ensure that the public highway is cleansed of debris from the construction vehicles;*
- e) *Temporary traffic management and site access arrangements and control measures (including temporary/permanent traffic regulation orders);*
- f) *Temporary boundary treatments, vehicular/pedestrian gates, visibility splays;*
- g) *Site security and contract details;*
- h) *A highway condition/dilapidation survey of the approach roads to the development area.*

- i) *Storage of plant and materials used in constructing the development;*
- j) *Construction build route arrangements;*
- k) *A noise assessment to identify sensitive receptors throughout the demolition and construction stage;*
- l) *Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 8.00 to 13.00 on Saturdays;*
- m) *Procedures for maintaining good public relations including complaint management, public consultation and liaison;*
- n) *Mitigation measures as defined in BS5228: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites;*
- o) *Temporary drainage arrangements during demolition and construction works;*
- p) *Details regarding temporary external lighting;*
- q) *Air quality mitigation measures including mitigation measures in respect of dust, asbestos, road traffic emissions and other matters referenced in table 22 of the submitted Apex Air 'Air Quality Assessment' Ref: 9734.6 Rev. B dated 22/11/2023;*
- r) *Refuse storage and collection arrangements;*
- s) *Measures to treat and mitigate the risk of spread of invasive non-native species;*
- t) *Measures to safeguard nesting birds, bats, mammals and priority/protected species during demolition and construction works; and*
- u) *Where applicable to a phase, arrangements for the re-location of Koi Carp currently residing within the on-site ponds.*

Thereafter demolition and construction works shall be undertaken in full accordance with the approved Demolition and Construction Environment Management Plan.

Applicant Response: This condition relates to all 3 phases of development, but the construction management plan (*Construction Environmental Management Plan & Construction Traffic Management Plan January 2026*) submitted to support this DISCON Application relates to phase 1 of the development.

Condition 22

Prior to the commencement of any phase of the development (excluding demolition, remediation and site preparation) a detailed drainage scheme that will serve that phase of the development, that also includes any proposed Sustainable Urban Drainage Systems (SuDS) shall be submitted to, and approved in writing by, the Local Planning Authority. The drainage scheme(s) shall be in accordance with the submitted Flood Risk Assessment and Drainage Strategy Rev.A dated 17/11/2023 forming part of the submitted application documentation. The drainage scheme(s) shall ensure that foul and surface water flows discharge rate shall be split between the two connections and shall not exceed the total available capacity of 15 litres per second that has been identified on this sewer unless otherwise agreed in writing by the Local Planning Authority. The drainage scheme(s) shall include:

- a) *A detailed development layout;*

- b) *Civil engineering details (including details of the SuDS features- long and cross sections);*
- c) *Drainage details to manage run off from private land onto the highway and new adoptable highway areas;*
- d) *Maintenance requirements, programme and maintenance responsibilities for all SuDS features which shall be dated in accordance with the submitted Drainage Maintenance Plan dated 20/11/2023 forming part of the submitted application documentation;*
- e) *Detailed drainage and flood design drawings including hydraulic calculations and MDX model; and*
- f) *A risk assessment (in accordance with C753 SuDS manual: Appendix B SuDS Health & Safety Risk Assessment)*

The approved details shall then be implemented to provide appropriate drainage for each dwelling within that phase of the development prior to the first occupation of that dwelling and thereafter retained and maintained in accordance with the approved management and maintenance details.

Applicant Response: Condition 22 is a pre-commencement condition which relates to phases 1a, 1b, 2, and 3 of the development to support this DISCON Application, the following detailed drainage information is submitted:

- Drainage Maintenance Plan Nov 23- Initial Issue
- Micro Drainage: QD2117_SW_EAST
- Micro Drainage: QD2117_SW_WEST
- Engineering Layout: QD2117-03-01-Rev C
- External Works Sheet 1 of 4: QD2117-04-01- Rev C
- External Works Sheet 2 of 4: QD2117-04-02 Rev C
- External Works Sheet 3 of 4: QD2117-04-03- Rev C
- External Works Sheet 4 of 4: QD2117-04-04-Rev C
- SuDS Basin General Arrangement: QD2117-04-05- Rev-
- Longsections Sheet ` : QD2117-05-01-Rev-
- Adoptable Drainage Details: QD2117-08-01-Rev-
- Hydrobrake Detail S123_FC: QD2117-08-01-REV0
- Hydrobrake Detail S123_FC: QD2117-08-03-Rev-
- Headwall Types: QD2117-08-040Rev-

Condition 29

The construction of each dwelling hereby permitted in a phase shall incorporate external facing and roofing materials that in accordance with details for that phase to be submitted to and approved in writing by the Local Planning Authority prior to construction proceeding damp proof course level in respect of that dwelling.

Applicant Response: This pre-construction condition relates to phases 1a & 1b of the development and the details of the materials to be used for the dwellings are shown in the attached materials schedule (*South Tyneside- AV23 Materials Schedule-Phase 1a & 1b Rev A*).

Condition 35

Prior to the commencement of the development hereby approved (including demolition works), a scheme for the protection during construction works of the retained trees within the application site as shown on approved drawing no. 5208/201 Rev. C Tree Status Layout received 06/01/2023, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.

Specific issues to be covered within the TPP and AMS shall include:

- a) Location and installation of services/utilities/drainage;*
- b) Methods of demolition within the root protection area (RPA as defined in BS 5837:2012) of the retained trees*
- c) Details of construction within the Root Protection Areas (RPAs) of, or that may impact on, retained trees;*
- d) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing;*
- e) A specification for scaffolding and ground protection within tree protection zones;*
- f) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in those tree protection areas;*
- g) Methodology and detailed assessment of root pruning;*
- h) Arboricultural supervision and inspection by a suitably qualified tree specialist;*
- i) Reporting of inspection and supervision;*
- j) Methods to improve the rooting environment for retained and proposed trees and landscaping; and*
- k) Details of any remedial pruning works to be undertaken to retained trees.*

The development thereafter shall be implemented in strict accordance with these approved details.

Applicant Response: The above condition is a pre-commencement condition which relates to all phases of development and is satisfied by the submitted Arboricultural Method Statement, which include tree protection within the AMS (*Arboricultural Method Statement ARB/CP/3197 August 2025*).

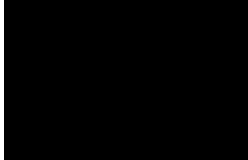
Conclusion

It is the view of the Applicant that appropriate information has been submitted for the approval of aforementioned conditions; therefore, associated works in relation to Land at South

Tyneside College can commence, once these details are approved by the Local Planning Authority.

I look forward to acknowledgement of validation and please do not hesitate to contact me if how have any queries or would like to discuss.

Yours faithfully



Niamh McDonald
Planner

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