



DEMOLITION OF BUILDINGS

DETERMINATION BY SOUTH TYNESIDE COUNCIL AS LOCAL PLANNING AUTHORITY THAT **PRIOR APPROVAL OF THE AUTHORITY IS REQUIRED AND IS HEREBY APPROVED** FOR THE DEMOLITION OF A BUILDING PERMITTED BY PART 11 OF SCHEDULE 2 TO THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

Agents Name and Address

Northern Trust Company Limited
Lynton House
Ackhurst Park
Foxhole Road
Chorley
PR7 1NY
United Kingdom

Applicants Name and Address

Mr Jim Moffat
Lynton House Ackhurst Park Foxhole Road Chorley, PR7 1NY

Proposal: Application for Prior Approval under Schedule 2 Part 11 of the Town and Country Planning (General Permitted Development) Order 2015 for proposed demolition of derelict industrial building including workshop space and offices.

Location: 26 Bedesway, Jarrow, NE32 3EG

Application Number: 260122

Date of Application: 03/03/2026

Date of Receipt of Application: 03/03/2026

South Tyneside Council has determined that prior approval is required and is hereby approved for the demolition of the building proposed in the above-mentioned application in accordance with the plans ref:

Subject to the following conditions and reasons:

- 1 The demolition is carried out within five years of the date of this decision. As required by Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.
- 2 The demolition is to be carried out in accordance with the submitted details, as included within application form received 03.03.2026 the building as identified in the following plan: drg no SK01 Site Location Plan – received 17.03.2026.
- 1 All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. Should bats or signs of bats (such as droppings or dead bats) be discovered at any stage during the works, work must stop immediately and advice sought from Natural England. Failure to do this may result in an offence being committed, regardless of planning consent, and could lead to prosecution.

- 2 Activities which may affect nesting birds must be organised and timed to avoid the bird breeding season which is March to August inclusive. Failure to do so may result in an offence being committed, regardless of planning consent, and could lead to prosecution under the Wildlife and Countryside Act 1981. If works are undertaken within the bird breeding season it is recommended that this is preceded by a bird nesting check by an experienced ecologist.
- Under UK legislation it is an offence to intentionally or recklessly disturb, damage or destroy an active birds nest. An active nest is one which is in the process of being built or contains eggs / chicks.

A Inch

Andrew Inch
Senior Manager Planning

Date of Issue: 13/04/2026