

South Tyneside Council
Town Hall and Civic Offices
Westoe Road
South Shields
NE33 2RL

Date: 27 August 2026

Our ref: 22551/59/HE/AMcM/41528063v1

To Whom It May Concern

IAMP, South Tyneside: Application for a Certificate of Lawfulness for an Existing Use or Development ('CLEUD') – Early Infrastructure and Northern Employment Area Planning Permission

We write on behalf of our client, IAMP LLP ('the Applicant'), to submit an application seeking a Lawful Development Certificate ('LDC') in order to confirm that the commencement of planning permission ref. ST/1172/21/FUL, for the following development on land west of the A19 at the International Advanced Manufacturing Park (IAMP), South Tyneside, is lawful for planning purposes under section 191 of the Town and Country Planning Act 1990.

"Hybrid planning application including demolition works, erection of industrial units (up to 168,000sqm) (Gross Internal Area) for light industrial, general industrial and storage & distribution uses (Class E(g)(iii), B2 and B8) with ancillary office and research & development floorspace (Class E(g)(i) and E(g)(ii) with internal accesses, parking, service yards and landscaping, and associated infrastructure, earthworks, landscaping and all incidental works (Outline, All Matters Reserved); and dualling of the A1290 between the A19/A1290 Downhill Lane Junction and the southern access from International Drive, provision of new access road including a new bridge over the River Don, electricity sub-stations, pumping station, drainage, and associated infrastructure, earthworks, landscaping and all incidental works (Detailed). Amended and Additional Information received 04 and 08 November 2022 and 03 April 2023."

South Tyneside Council ('the Council') granted hybrid planning permission for the above development on 29 August 2023.

Condition 1 attached to the hybrid planning permission stipulates the development which benefits from full planning permission must be begun not later than three years beginning with the date on which permission is granted. For avoidance of doubt, the development to which full planning permission relates consists of:

"dualling of the A1290 between the A19/A1290 Downhill Lane Junction and the southern access from International Drive, provision of new access road including a new bridge over the River Don, electricity sub-stations, pumping station, drainage, and associated infrastructure, earthworks, landscaping and all incidental works"

We therefore write to confirm that a material operation in relation to the commencement of the full planning permission with regard to the *'dualling of the A1290 between the A19/A1290 Downhill Lane Junction and the southern access from International Drive'* (hereby referred to as the 'A1290 works') and *'provision of new access road'*, with regard to the Northern Employment Area ('NEA') Phase 1 access road works (hereby referred to as the 'NEA phase 1 access road works'), as defined under Section 56(4) of the Town and Country Planning Act 1990 (as amended) has commenced on site within three years of 29 August 2023, thus implementing the planning permission.

A1290 Works - Pre-Commencement Planning Conditions

Thirteen pre-commencement planning conditions requiring formal discharge which are relevant to the planning permission were attached to planning permission reference ST/1172/21/FUL. Indeed, applications to discharge all the pre-commencement planning conditions or to vary the wording of the pre-commencement planning conditions have been submitted to the Council.

Whilst the majority of conditions have been discharged by their respective applications, one application to discharge three conditions, two of which are relevant to the A1290 works, (App Ref. ST/0090/24/COND), was submitted on 20 February 2024, is pending decision by the council.

The pre-commencement conditions requiring formal discharge which are relevant to the A1290 works are considered below:

No.	Wording	Status	Reference
7	Construction Environmental Management Plan (CEMP) No development on any phase (including demolition, ground works, vegetation clearance) shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority for that phase in consultation with National Highways and the Local Highway Authorities. The approved Construction Environmental Management Plan (CEMP) for that phase shall also be adhered to throughout the construction period of that phase and the approved measures shall be retained for the duration of the construction works. The CEMP must include, but not be limited, to arrangements for the following in respect of each phase of the works: a) Risk assessment of potentially damaging construction activities on ecological features, including any from preparatory and temporary works; b) Identification of "biodiversity protection zones" on clear plans; c) Details of any temporary construction access to the site including measures for removal following completion of construction works;	Vegetation CEMP Discharged 13th March 2024 Full CEMP Discharged 5th April 2024	Vegetation CEMP Ref. ST/0014/24/COND Full CEMP Ref. ST/0088/24/COND

	d) Wheel and chassis underside cleaning and washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway; e) The parking of contractors' site operatives and visitor's vehicles; f) Areas for storage of plant and materials used in constructing the development clear of the highway; g) Measures to manage the delivery of materials and plant to the site including routing and timing of deliveries and loading and unloading areas; h) Details of the routes to be used by HGV construction traffic; i) Protection of carriageway and footway users at all times during demolition and construction; j) Protection of contractors working adjacent to the highway; k) Details of site working hours; l) Erection and maintenance of hoardings; m) Means of minimising dust emissions arising from construction activities on the site, including details of all dust suppression measures and the methods to monitor emissions of dust arising from the development; n) Measures to control and monitor construction noise; o) An undertaking that there must be no burning of materials on site at any time during construction; p) Removal of materials from site including a scheme for recycling/disposing of waste resulting from demolition and construction works; q) Details of the measures to be taken for the protection of trees; r) Details of external lighting equipment; s) Contact details for the responsible person (site manager/office) who can be contacted in the event of any issue, including in relation to biodiversity protection; t) appropriate soil handling and management measures; u) Sediment Management plan if relevant to phase of works: The Sediment Management Plan should describe how works will be undertaken to reduce the release of fine sediments and minimise the transport of material downstream both during and post construction until the site has revegetated. The plan should describe the monitoring that will be completed as part of the plan. The monitoring protocol shall be agreed with Environment Agency and the LPA. v) Biosecurity plan: The biosecurity plan should detail biosecurity and invasive nonnative plant species (INNS) management best practice, utilising the check-clean-dry procedure across the site. The biosecurity plan should also identify specific actions and mitigation for known INNS. In addition, a procedure should be outlined in the event of new		
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	INNS being discovered whilst on site; in the event of which a strategy for containment and removal should be enacted. N.B: this could be combined with the Invasive species plan to form an INNS and Biosecurity Plan. w) Practical measures (including physical measures, sensitive working practices and pre-works checking surveys for protected species) to avoid or reduce impacts on ecological features (habitats and species, including important foraging grounds for barn owl) including during construction (may be provided as a set of method statements). x) The location and timing of sensitive works to avoid harm to biodiversity features. y) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person, including times during construction when specialist ecologists need to be present on site to oversee works. z) Use of protective fences, exclusion barriers and warning signs (including clear plans) aa) Design details of the temporary crossing over the River Don.		
19	Construction Traffic Management Plan No development shall commence on any area of works until full details of a Construction Traffic Management Plan (CTMP), including supporting plan, for those works has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include: i. routing of construction related vehicle traffic including details of any abnormal loads (avoiding West Pastures and Follingsby Lane); ii. contractor and visitor parking and site compound arrangements, including areas for loading and unloading of plant/materials and turning vehicles; iii. vehicle cleaning facilities and/or measures to ensure that the public highway is cleansed of debris from the construction vehicles; iv. details of any temporary highway / rights of way closures and alternative routes; v. temporary traffic management and site access arrangements and control measures; temporary boundary treatments, vehicular/pedestrian gates, visibility splays; vi. site security and contact details; and vii. a highway condition/dilapidation survey of the approach roads to the development area; and viii. measures to be put in place to safeguard during construction works the route of the public right of way that runs adjacent to the NEA.	Discharged on 4 th April 2024	ST/0088/24/COND

	Development shall be carried out in accordance with the approved CTMP.		
20	Highway Works - A1290 (Downhill Lane) No development shall commence until full details of a scheme of highway improvements to dual the A1290 is submitted and approved by the Local Planning Authority in liaison with the Local Highway Authorities and National Highways, and to include the following: a) Provision of new bus stops on the A1290 (northbound and southbound), including laybys; level access kerbing; shelters, signage and markings, together with associated inclusive mobility compliant connectivity links to the bus stops; b) Closure of existing redundant vehicular accesses and reinstatement of kerb lines, footway, verge areas, boundary treatments, lining, together with associated works; c) Provision of signage and street lighting d) Revised specification details in respect of the construction of the A1290 dual carriageway/downhill Lane highway works, together with a timetable for implementation of these works have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authorities. Thereafter those off-site highway works shall be undertaken in full accordance with the specification and timetable details approved by the Local Planning Authority.	Submitted on 20th February 2024 Pending Decision	ST/0090/24/COND
23	Road Safety Audit Original Wording: Prior to the commencement of works, technical approval of the detailed design of the A1290 highway dualling scheme will be required including a Stage 2 Road Safety Audit. This shall be submitted and will require approval in writing by the Local Planning Authority in consultation with the relevant Local Highway Authorities. Recommendations within the approved Stage 2 Road Safety Audit shall be implemented / completed in full on-site before the development hereby permitted is brought into use. Approved NMA Wording: For the purposes of this condition: 1. "the A1290 Highway Works" means the off-site highway improvement works comprising the dualling of the A1290	NMA to vary the condition wording approved 28th August 2026	260586

	between the A19/A1290 Downhill Lane Junction and the southern access from International Drive, together with the associated new bus stops, closures of existing accesses, signage, lighting, drainage and other ancillary works forming part of the detailed element of this permission; and 2. “Relevant Building” means each building shown for erection on the approved plans forming part of the outline element of this permission whose intended use requires the A1290 Highway Works to be in place to provide safe and adequate vehicular, pedestrian and cyclist access. No Relevant Building shall be occupied or otherwise brought into use until: (i) Technical approval of the detailed design of the A1290 Highway Works, including a Stage 2 Road Safety Audit undertaken in accordance with DMRB GG 119 (or its equivalent in force at the time), has been submitted to and approved in writing by the Local Planning Authority in consultation with the relevant Local Highway Authorities; (ii) Where a Stage 3 Road Safety Audit is required under DMRB GG 119 following construction of the A1290 Highway Works, that Stage 3 Road Safety Audit has been submitted to and approved in writing by the Local Planning Authority in consultation with the relevant Local Highway Authorities; and (iii) All recommendations arising from the approved Stage 2 Road Safety Audit and (where applicable) the approved Stage 3 Road Safety Audit have been implemented and completed in full on-site. For the avoidance of doubt, this condition does not prohibit or restrict the commencement of the A1290 Highway Works or the commencement of any other operation authorised by this permission, the effect of this condition is limited to the occupation and use of the Relevant Buildings.		
24	Stopping Up of Highway and Prohibition of Driving No development shall commence until full details have been identified on a plan, to be submitted to and agreed in writing by the Local Planning Authority, showing the various sections of highway to be stopped up, including prohibition of driving areas of highway, throughout the site, together with supporting information on a timetable of when those areas will be stopped up / driving prohibited. Thereafter, the stopping up and prohibition of driving of those highway areas shall not take place otherwise than in accordance with the details and timetable approved.	Submitted on 20th February 2024 Pending Decision	ST/0090/24/COND

31	Archaeological Excavation and Recording No groundworks or development shall commence within any part of the site until a programme of archaeological fieldwork (to include evaluation and where appropriate mitigation excavation) has been completed for that part of the site. This shall be carried out in accordance with a specification provided by the Local Planning Authority.	Discharged on 5 th April 2024	ST/0154/24/COND
34	Archaeological Watching Brief No groundworks or development shall commence within any part of the site until the developer has appointed an archaeologist to undertake a programme of observations of groundworks to record items of interest and finds in accordance with a specification provided by the Local Planning Authority for that part of the site. The appointed archaeologist shall be present at relevant times during the undertaking of groundworks with a programme of visits to be agreed in writing by the Local Planning Authority prior to groundworks commencing.	Discharged on 5 th April 2024	ST/0154/24/COND
38	Dealing with Contaminated Land Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A to C have been complied with. A. Submission of Remediation Scheme - A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria (including any measures in relation to ground gas), timetable of works and site management procedures. 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. B. Implementation of Approved Remediation Scheme - The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification	Discharged on 27 th March 2024	ST/0091/24/COND

	of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out (including any measures in relation to ground gas) must be produced and is subject to the approval in writing of the Local Planning Authority. C. Unexpected Contamination - In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.		
39	Earthworks Prior to the commencement of earthworks within any part of the site, cut and fill drawings and an earthworks design specification shall be submitted to and approved in writing by the Local Planning Authority for that part of the site. The specification and drawings shall be implemented as approved.	Discharged on 27 th March 2024	ST/0091/24/COND
41	Soil handling and management strategy No development shall take place within any part of the site until a Soil Handling and Management Strategy, including a Soil Resources Plan, has been submitted to and approved in writing by the Local Planning Authority for that part of the site. This should identify soil types, quantities, protection zones, stripping and stockpiling.	Discharged on 27 th March 2024	ST/0091/24/COND
42	Landscape and Ecological Management Plan (Early Infrastructure Works) No development shall commence on the Early Infrastructure Works until a Landscape and Ecological Management Plan (LEMP) for the Early Infrastructure works area that lies within South Tyneside has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include the following: a) Description and evaluation of features to be managed to include but not limited to the proposed compensatory habitat and species compensation, as shown on plan 'ECO1 EARLY	Discharged on 17th April 2024 Re-discharged on 3rd April 2025	ST/0155/24/COND 250098

	INFRASTRUCTURE BIODIVERSITY COMPENSATION, Rev C, July 2023 by Ecology Solutions' b) Ecological trends and constraints on site that might influence management c) Aims and objectives of management, for relevant species and habitats d) Appropriate management options for achieving aims and objectives, underpinned by soil testing where relevant e) Prescriptions for management actions f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period) g) Details of the body or organisation responsible for implementation of the plan h) Ongoing monitoring and triggers for remedial measures i) Procedure for agreeing and implementing remedial measures. The LEMP shall also include details of the legal and funding mechanism(s) by which long term implementation of the plan will be secured by the developer with the management body(is) responsible for its delivery. The plan shall also set out (where results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the approved scheme. Development shall be carried out in accordance with the approved details.		
46	Surface water run-off mitigation measures during construction phase - Submission of details Details of the disposal of surface water from the development for the duration of the construction phase shall be submitted to and approved in writing with the Local Planning Authority. Development shall then be carried out in accordance with the approved details.	Discharged on 28 th March 2024	ST/0108/24/COND

Copies of the decision notices for the above applications relating to the A1290 works are included at Annex 2.

Whilst there was no requirement for formal discharge or submission of any information to the local planning authority, we can confirm that in accordance with Condition 28, checking surveys were undertaken by DWS Ecology within one month prior to the start of A1290 works in full accordance with the wording of the condition. These can be supplied to the LPA, if needed.

NEA Phase 1 Access Road Works - Pre-Commencement Planning Conditions

Seventeen pre-commencement planning conditions requiring formal discharge which are relevant to the NEA phase 1 access road works to which full planning permission relates were attached to planning permission reference ST/1172/21/FUL. Indeed, applications to discharge all the pre-commencement planning conditions or to vary the wording of the pre-commencement planning conditions have been submitted to the Council.

Whilst the majority of conditions have been discharged by their respective applications, one application to discharge three conditions, two of which are relevant to the NEA phase 1 access road works, (App Ref. ST/0090/24/COND), was submitted on 20 February 2024, is pending decision by the council.

The pre-commencement conditions requiring formal discharge which are relevant to the NEA phase 1 access road works are considered below:

No.	Wording	Status	Reference
5	Approved Details Amended to include reference to a new drawing that shows the location of the NEA Spine Road Phase 1 Works as detailed below: • NEA SPINE ROAD PH.1 - MITIGATION AREA [Dwg No: IAMP_NEA_PH.1_HGN_00_419]	NMA to vary the condition wording approved 28 th August 2025	250446
7	Construction Environmental Management Plan (CEMP) No development on any phase (including demolition, ground works, vegetation clearance) shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority for that phase in consultation with National Highways and the Local Highway Authorities. The approved Construction Environmental Management Plan (CEMP) for that phase shall also be adhered to throughout the construction period of that phase and the approved measures shall be retained for the duration of the construction works. The CEMP must include, but not be limited, to arrangements for the following in respect of each phase of the works: a) Risk assessment of potentially damaging construction activities on ecological features, including any from preparatory and temporary works; b) Identification of "biodiversity protection zones" on clear plans; c) Details of any temporary construction access to the site including measures for removal following completion of construction works;	Discharged 28th October 2025	250499

	d) Wheel and chassis underside cleaning and washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway; e) The parking of contractors' site operatives and visitor's vehicles; f) Areas for storage of plant and materials used in constructing the development clear of the highway; g) Measures to manage the delivery of materials and plant to the site including routing and timing of deliveries and loading and unloading areas; h) Details of the routes to be used by HGV construction traffic; i) Protection of carriageway and footway users at all times during demolition and construction; j) Protection of contractors working adjacent to the highway; k) Details of site working hours; l) Erection and maintenance of hoardings; m) Means of minimising dust emissions arising from construction activities on the site, including details of all dust suppression measures and the methods to monitor emissions of dust arising from the development; n) Measures to control and monitor construction noise; o) An undertaking that there must be no burning of materials on site at any time during construction; p) Removal of materials from site including a scheme for recycling/disposing of waste resulting from demolition and construction works; q) Details of the measures to be taken for the protection of trees; r) Details of external lighting equipment; s) Contact details for the responsible person (site manager/office) who can be contacted in the event of any issue, including in relation to biodiversity protection; t) appropriate soil handling and management measures; u) Sediment Management plan if relevant to phase of works: The Sediment Management Plan should describe how works will be undertaken to reduce the release of fine sediments and minimise the transport of material downstream both during and post construction until the site has revegetated. The plan should describe the monitoring that will be completed as part of the plan. The monitoring protocol shall be agreed with Environment Agency and the LPA. v) Biosecurity plan: The biosecurity plan should detail biosecurity and invasive nonnative plant species (INNS) management best practice, utilising the check-clean-dry procedure across the site. The biosecurity plan should also identify specific actions and mitigation for known INNS. In addition, a procedure should be outlined in the event of new		
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	INNS being discovered whilst on site; in the event of which a strategy for containment and removal should be enacted. N.B: this could be combined with the Invasive species plan to form an INNS and Biosecurity Plan. w) Practical measures (including physical measures, sensitive working practices and pre-works checking surveys for protected species) to avoid or reduce impacts on ecological features (habitats and species, including important foraging grounds for barn owl) including during construction (may be provided as a set of method statements). x) The location and timing of sensitive works to avoid harm to biodiversity features. y) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person, including times during construction when specialist ecologists need to be present on site to oversee works. z) Use of protective fences, exclusion barriers and warning signs (including clear plans) aa) Design details of the temporary crossing over the River Don.		
9	West Pastures Protocol (WPP) Original Wording: No development shall commence within any part of the IAMP Northern Employment Area (NEA) site until a West Pastures Protocol (WPP) has been submitted to and approved in writing by the Local Planning Authority in liaison with the Local Highway Authorities and National Highways. The WPP shall be founded on the outline WPP Framework specified in National Highways' "International Advanced Manufacturing Plant Northern Employment Area – West Pastures Protocol Framework Technical Note", dated February 2023. The WPP shall be developed in accordance with the outline WPP Framework. Written agreement shall include agreement to the 'Indicative Layouts' referenced in National Highways Technical Note that need to be prepared illustrating the potential future highway interventions at the junction of West Pastures and the A184 and the junction of West Pastures and the IAMP Spine Road. The delivery of development within the IAMP NEA shall come forward in accordance with the WPP and no deviation from the WPP will be permitted without the written agreement of the Local Planning Authority in liaison with the Local Highway Authorities and National Highways. Approved NMA Wording: No development shall commence within any part of the IAMP Northern Employment Area (NEA) site (except the NEA Spine Road Phase 1 Works) until a West Pastures Protocol (WPP) has	NMA to vary the condition wording approved 28th August 2025	250446

	been submitted to and approved in writing by the Local Planning Authority in liaison with the Local Highway Authorities and National Highways. The WPP shall be founded on the outline WPP Framework specified in National Highways' "International Advanced Manufacturing Plant Northern Employment Area - West Pastures Protocol Framework Technical Note", dated February 2023. The WPP shall be developed in accordance with the outline WPP Framework. Written agreement shall include agreement to the 'Indicative Layouts' referenced in National Highways Technical Note that need to be prepared illustrating the potential future highway interventions at the junction of West Pastures and the A184 and the junction of West Pastures and the IAMP Spine Road. The delivery of development within the IAMP NEA shall come forward in accordance with the WPP and no deviation from the WPP will be permitted without the written agreement of the Local Planning Authority in liaison with the Local Highway Authorities and National Highways.		
11	Works to Northern Employment Area (NEA) access road Original Wording: Notwithstanding the details submitted, no works shall commence on any part of the Northern Employment Area (NEA) access road unless and until the specification for the highway works (including bus stop provision), together with a timetable for implementation of the works in relation to construction and including details of the closure of any redundant accesses has been submitted to and approved in writing by the Local Planning Authority: Thereafter, these works shall be undertaken in full accordance with the specification and timetable details approved by the Local Planning Authority. Approved NMA Wording: Notwithstanding the details submitted, no works shall commence on any part of the Northern Employment Area (NEA) Spine Road (except the NEA Spine Road Phase 1 Works) unless and until the specification for the highway works (including bus stop provision), together with a timetable for implementation of the works in relation to construction and including details of the closure of any redundant accesses has been submitted to and approved in writing by the Local Planning Authority: Thereafter, these works shall be undertaken in full accordance with the specification and timetable details approved by the Local Planning Authority.	NMA to vary the condition wording approved 28th August 2025	250446

19	Construction Traffic Management Plan No development shall commence on any area of works until full details of a Construction Traffic Management Plan (CTMP), including supporting plan, for those works has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include: i. routing of construction related vehicle traffic including details of any abnormal loads (avoiding West Pastures and Follingsby Lane); ii. contractor and visitor parking and site compound arrangements, including areas for loading and unloading of plant/materials and turning vehicles; iii. vehicle cleaning facilities and/or measures to ensure that the public highway is cleansed of debris from the construction vehicles; iv. details of any temporary highway / rights of way closures and alternative routes; v. temporary traffic management and site access arrangements and control measures; temporary boundary treatments, vehicular/pedestrian gates, visibility splays; vi. site security and contact details; and vii. a highway condition/dilapidation survey of the approach roads to the development area; and viii. measures to be put in place to safeguard during construction works the route of the public right of way that runs adjacent to the NEA. Development shall be carried out in accordance with the approved CTMP.	Discharged on 21 st October 2025	250497
21	Construction of Junction at east end of Follingsby Lane (former Downhill Lane) and NEA access road Notwithstanding the details submitted, no development shall commence on the proposed junction at the east end of Follingsby Lane (former Downhill Lane) and Northern Employment Area access road unless and until an amended scheme of details for the junction, taking account of swept path analysis of vehicles, pedestrian and cyclist movements, driver/pedestrian visibility splay requirements, signage and associated works, together with a timetable for implementation of these works in relation to occupation of the development, have been submitted to and approved in writing by the Local Planning Authority. Thereafter those works shall be undertaken in full accordance with the specification and timetable details approved by the Local Planning Authority.	Submitted on 20th February 2024 Pending Decision	ST/0090/24/COND

23	Road Safety Audit Original Wording: Prior to the commencement of works, technical approval of the detailed design of the A1290 highway dualling scheme will be required including a Stage 2 Road Safety Audit. This shall be submitted and will require approval in writing by the Local Planning Authority in consultation with the relevant Local Highway Authorities. Recommendations within the approved Stage 2 Road Safety Audit shall be implemented / completed in full on site before the development hereby permitted is brought into use. Approved NMA Wording: For the purposes of this condition: 1. “the A1290 Highway Works” means the off-site highway improvement works comprising the dualling of the A1290 between the A19/A1290 Downhill Lane Junction and the southern access from International Drive, together with the associated new bus stops, closures of existing accesses, signage, lighting, drainage and other ancillary works forming part of the detailed element of this permission; and 2. “Relevant Building” means each building shown for erection on the approved plans forming part of the outline element of this permission whose intended use requires the A1290 Highway Works to be in place to provide safe and adequate vehicular, pedestrian and cyclist access. No Relevant Building shall be occupied or otherwise brought into use until: (i) Technical approval of the detailed design of the A1290 Highway Works, including a Stage 2 Road Safety Audit undertaken in accordance with DMRB GG 119 (or its equivalent in force at the time), has been submitted to and approved in writing by the Local Planning Authority in consultation with the relevant Local Highway Authorities; (ii) Where a Stage 3 Road Safety Audit is required under DMRB GG 119 following construction of the A1290 Highway Works, that Stage 3 Road Safety Audit has been submitted to and approved in writing by the Local Planning Authority in consultation with the relevant Local Highway Authorities; and (iii) All recommendations arising from the approved Stage 2 Road Safety Audit and (where applicable) the approved Stage 3 Road Safety Audit have been implemented and completed in full on-site. For the avoidance of doubt, this condition does not prohibit or restrict the commencement of the A1290 Highway Works or the	NMA to vary the condition wording approved 28th August 2026	260586
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	commencement of any other operation authorised by this permission, the effect of this condition is limited to the occupation and use of the Relevant Buildings.		
24	Stopping Up of Highway and Prohibition of Driving No development shall commence until full details have been identified on a plan, to be submitted to and agreed in writing by the Local Planning Authority, showing the various sections of highway to be stopped up, including prohibition of driving areas of highway, throughout the site, together with supporting information on a timetable of when those areas will be stopped up / driving prohibited. Thereafter, the stopping up and prohibition of driving of those highway areas shall not take place otherwise than in accordance with the details and timetable approved.	Submitted on 20th February 2024 Pending Decision	ST/0090/24/COND
31	Archaeological Excavation and Recording No groundworks or development shall commence within any part of the site until a programme of archaeological fieldwork (to include evaluation and where appropriate mitigation excavation) has been completed for that part of the site. This shall be carried out in accordance with a specification provided by the Local Planning Authority.	Discharged on 1st September 2025	250496
34	Archaeological Watching Brief No groundworks or development shall commence within any part of the site until the developer has appointed an archaeologist to undertake a programme of observations of groundworks to record items of interest and finds in accordance with a specification provided by the Local Planning Authority for that part of the site. The appointed archaeologist shall be present at relevant times during the undertaking of groundworks with a programme of visits to be agreed in writing by the Local Planning Authority prior to groundworks commencing.	Discharged on 1st September 2025	250496
39	Earthworks Prior to the commencement of earthworks within any part of the site, cut and fill drawings and an earthworks design specification shall be submitted to and approved in writing by the Local Planning Authority for that part of the site. The specification and drawings shall be implemented as approved.	Discharged on 15th September 2025	250498

40	River Restoration Scheme and Ecological Management Plan Original Wording: No development, apart from the A1290 widening works, shall take place until a River Restoration Scheme and Ecological Management Plan, including long-term design objectives, management responsibilities and maintenance schedules for the River Restoration proposals, have been submitted to and approved in writing by, the Local Planning Authority. The scheme shall include the following elements: • A baseline river survey suitable for informing a calculation using the Biodiversity Metric, undertaken by an appropriately accredited person • Detailed scheme design (which will take into account the results of targeted aquatic surveys and assessments in relation to hydromorphology, aquatic macrophytes, aquatic macro-invertebrates, fish and water quality as a minimum) • Details of how the works will be timed to avoid any sensitive months • Details of how the works will be phased • Details of maintenance, monitoring and remedial measures regimes • Details of management responsibilities • Appropriate working methods and protection measures, including biosecurity, will also need to be secured through a CEMP—see general conditions The River Restoration Scheme and Ecological Management Plan shall be carried out as approved. Approved NMA Wording: No development, apart from the A1290 widening works and the NEA Spine Road Phase 1 works, shall take place until a River Restoration Scheme and Ecological Management Plan, including long-term design objectives, management responsibilities and maintenance schedules for the River Restoration proposals, have been submitted to and approved in writing by, the Local Planning Authority. The scheme shall include the following elements: • A baseline river survey suitable for informing a calculation using the Biodiversity Metric, undertaken by an appropriately accredited person • Detailed scheme design (which will take into account the results of targeted aquatic surveys and assessments in relation to hydromorphology, aquatic macrophytes, aquatic macro-invertebrates, fish and water quality as a minimum)	NMA to vary the condition wording approved 28 th August 2025	250446
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	• Details of how the works will be timed to avoid any sensitive months • Details of how the works will be phased • Details of maintenance, monitoring and remedial measures regimes • Details of management responsibilities • Appropriate working methods and protection measures, including biosecurity, will also need to be secured through a CEMP - see general conditions The River Restoration Scheme and Ecological Management Plan shall be carried out as approved.		
41	Soil handling and management strategy No development shall take place within any part of the site until a Soil Handling and Management Strategy, including a Soil Resources Plan, has been submitted to and approved in writing by the Local Planning Authority for that part of the site. This should identify soil types, quantities, protection zones, stripping and stockpiling.	Discharged on 15 th September 2025	250498
42	Landscape and Ecological Management Plan (Early Infrastructure Works) No development shall commence on the Early Infrastructure Works until a Landscape and Ecological Management Plan (LEMP) for the Early Infrastructure works area that lies within South Tyneside has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include the following: a) Description and evaluation of features to be managed to include but not limited to the proposed compensatory habitat and species compensation, as shown on plan 'ECO1 EARLY INFRASTRUCTURE BIODIVERSITY COMPENSATION, Rev C, July 2023 by Ecology Solutions' b) Ecological trends and constraints on site that might influence management c) Aims and objectives of management, for relevant species and habitats d) Appropriate management options for achieving aims and objectives, underpinned by soil testing where relevant e) Prescriptions for management actions f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period) g) Details of the body or organisation responsible for implementation of the plan h) Ongoing monitoring and triggers for remedial measures i) Procedure for agreeing and implementing remedial measures.	Discharged on 28 th October 2025	250482

	The LEMP shall also include details of the legal and funding mechanism(s) by which long term implementation of the plan will be secured by the developer with the management body(is) responsible for its delivery. The plan shall also set out (where results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the approved scheme. Development shall be carried out in accordance with the approved details.		
46	Surface water run-off mitigation measures during construction phase - Submission of details Details of the disposal of surface water from the development for the duration of the construction phase shall be submitted to and approved in writing with the Local Planning Authority. Development shall then be carried out in accordance with the approved details.	Discharged on 21 st October 2025	250500
49	River Restoration Scheme and Ecological Management Plan Original Wording: No development, except the A1290 widening works, shall take place until details of the monitoring and maintenance of any current and future bat roost provision to be used as compensation or enhancement, including a plan of bat box locations (with relevant tree numbers) has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. Approved NMA Wording: No development, except the A1290 widening works and the NEA Spine Road Phase 1 works, shall take place until details of the monitoring and maintenance of any current and future bat roost provision to be used as compensation or enhancement, including a plan of bat box locations (with relevant tree numbers) has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.	NMA to vary the condition wording approved 28 th August 2025	250446

54	Checking Surveys If any phase of development hereby approved does not commence (or, having commenced, is suspended for more than 24 months) within 2 years from the date of the planning consent then the approved measures secured through the CEMP and LEMP shall be reviewed, and where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to: a. establish if there have been any changes in the presence and/or abundance of priority species and habitats b. identify any likely new ecological impacts that might arise from any changes Where survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures shall be revised and new or amended measures, and a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority prior to the recommencement of development. Works will then be carried out in accordance with the new approved ecological measures and timetable.	Discharged on 2 nd September 2025	250447
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Copies of the decision notices for the above applications relating to the NEA phase 1 access road works are included at Annex 2.

Whilst there was no requirement for formal discharge or submission of any information to the local planning authority, we can confirm that in accordance with Condition 28, checking surveys were undertaken by DWS Ecology within one month prior to the start of NEA phase 1 access road works in full accordance with the wording of the condition. These can be provided to the LPA if requested.

Legislative Background

Section 191(2)(a) of the Town and Country Planning Act 1990 provides that development can be certified lawful and immune from enforcement action once the period allowed for the service of an enforcement notice has expired. In the case of the use as described, the relevant period is 10 years, as set out in Section 171(B)(3) of the Town and Country Planning Act.

Section 191 (4) of the Town and Country Planning Act stipulates:

“If, on an application under this section, the local planning authority are provided with information satisfying them of the lawfulness at the time of the application of the use, operations or other matter described in the application, or that description as modified by the local planning authority or a description substituted by them, they shall issue a certificate to that effect; and in any other case they shall refuse the application.”

Commencement of Development

Section 56 of the Town and Country Planning Act 1990 (as amended) defines the time when development has begun, stating:

Subject to the following provisions of this section, for the purposes of this Act development of land shall be taken to be initiated —

- a if the development consists of the carrying out of operations, at the time when those operations are begun;*
- b if the development consists of a change in use, at the time when the new use is instituted;*
- c if the development consists both of the carrying out of operations and of a change in use, at the earlier of the times mentioned in paragraphs (a) and (b)*

In the context of the above, in order to implement a planning permission following the discharge of pre-commencement planning conditions, a ‘material operation’ needs to take place on site. A material operation is defined under Section 56(4) of the Town and Country Planning Act 1990 (as amended) as:

- a any work of construction in the course of the erection of a building;*
- aa any work of demolition of a building;*
- b the digging of a trench which is to contain the foundations, or part of the foundations, of a building;*
- c the laying of any underground main or pipe to the foundations, or part of the foundations, of a building or to any such trench as is mentioned in paragraph (b);*
- d any operation in the course of laying out or constructing a road or part of a road;*
- e any change in the use of any land which constitutes material development.*

Accordingly, the Applicant has undertaken works on site under part d) which constitute a material operation as defined above.

The works undertaken on site relate to the dualling of the A1290 between the A19/A1290 Downhill Lane Junction and the southern access from International Drive which was completed in November 2025 and works relating to the NEA phase 1 access road works which commenced in September 2025 and completed in March 2026.

These road infrastructure works to which full planning permission relates included undertaking the necessary tree and root protection measures, preparation works including the levelling of ground and clearance of debris, works relating to the digging, construction and installation of the roadways and relevant drainage connections.

A material operation as defined under S56 Part a of the above Act has therefore commenced on site pursuant to planning permission ref. ST/1172/21/FUL. Completion reports relating to the A1290 works and NEA phase 1 access road works are included at Annex 3 of this letter. Google Earth imagery showing the site of the A1290 works and NEA phase 1 access road works prior to construction and during construction is included at Annex 4 of this letter.

The Applicant has therefore ensured that applications to discharge all the pre-commencement planning conditions or vary the wording of a pre-commencement planning condition have been submitted to the

Council. Whilst the majority of conditions have been discharged by their respective applications, one application to discharge three conditions (App Ref. ST/0090/24/COND), was submitted on 20 February 2024, is pending decision by the council.

The applicant has subsequently undertaken a material operation pursuant to the development which benefits from full planning permission on site within three years of 29 August 2023 as stipulated by condition 1 of planning permission ref. ST/1172/21/FUL. In this context, development has lawfully commenced, and the planning permission has been implemented.

Summary

We trust that the above is clear and provides sufficient evidence that development has lawfully commenced and planning permission ref. ST/1172/21/FUL has been implemented.

Should the Council have any queries, please feel free to contact me on the details set out above.

Yours faithfully



Andrew McMeiken

Senior Planner

Mplan (Hons) MRTPI

Annex 1: A1290 Works - Discharge of Condition and Non-Material Amendment Decision Notices



Lichfields
FAO Andrew McMeiken
The St Nicholas Building
St Nicholas Street
Newcastle upon Tyne
NE1 1RF

Date: 13/03/2024
Our ref: ST/0014/24/COND

This matter is being dealt with by:
Garry Simmonette on 0191 4247426
or 07741126918
Email: planningapplications@southtyneside.gov.uk

Dear Sir

In pursuance of their powers under the Town and Country Planning Act 1990, South Tyneside Council as Local Planning Authority resolved to **APPROVE** the details as required by a condition of planning permission ST/1172/21/FUL that was previously granted

Proposal: Part Discharge of Condition 7 (CEMP) of ST/1172/21/FUL, for the removal of vegetation along the A1290 only, in South Tyneside.

Location: Land west of the A19 at the International Advanced Manufacturing Park (IAMP), South Tyneside,

NOTES TO APPLICANT:

For the avoidance of doubt this decision relates to the following plans and/or specifications:

- Construction Environmental Management Plan received 05/01/2024
- Additional information email (from C. Wells) received 19/02/2024 15:20

A Inch

Andrew Inch
Senior Manager Planning

Your attention is drawn to the attached schedule of notes which form part of this notice

NOTES

1. This certificate is issued under the Town and Country Planning Acts, Regulations and Orders and does not constitute a permission, approval or consent by South Tyneside Council for any other purpose whatsoever. Applications must therefore be made to the appropriate Departments of the Council for any other permission, approval or consent (including Building Regulations approval or approval of South Tyneside Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development.
2. You may also require permissions, approvals or consents under other legislation, or from bodies other than South Tyneside Council. This could include works affecting a public sewer, gas main, or electricity line, works within the adopted highway, works affecting a public right of way, property covenants, legislation relating to disabled persons, land drainage consent, waste management consent, scheduled monument consent or works affecting protected habitats or species.



South Tyneside Council

Lichfields
FAO Mrs Lynda Newsome
The St Nicholas Building
St Nicholas Street
Newcastle upon Tyne
NE11RF

Date: 05/04/2024
Our ref: ST/0088/24/COND

This matter is being dealt with by:
Garry Simmonette on 0191 4247426
or 07741126918
Email: planningapplications@southtyneside.gov.uk

Dear Madam

In pursuance of their powers under the Town and Country Planning Act 1990, South Tyneside Council as Local Planning Authority resolved to **APPROVE** the details as required by a condition of planning permission ST/1172/21/FUL that was previously granted

Proposal: Part Discharge of Conditions 7: Construction Environmental Management Plan (CEMP) and 19: Construction Traffic Management Plan (CTMP) of ST/1172/21/FUL, for the A1290 widening works, in South Tyneside
Location: Land west of the A19 at the International Advanced Manufacturing Park (IAMP), South Tyneside

NOTES TO APPLICANT:

For the avoidance of doubt this decision relates to the following plans and/or specifications:

Application Form received 08/02/2024
Construction Environmental Management Plan (rev. 0.3) received 12/02/2024
Traffic Management Plan (issue 1 rev. C) received 28/03/2024
Drg. No. 20A82-SYS-HGN-Z0-DR-CH-0011 Rev. T01 received 08/02/2024
Litchfield's cover letter received 08/02/2024 (in so far as it relates to condition 7 and 19)
Lichfield's cover letter received 28/03/2024

A Inch

Andrew Inch
Senior Manager Planning

Your attention is drawn to the attached schedule of notes which form part of this notice

NOTES

1. This certificate is issued under the Town and Country Planning Acts, Regulations and Orders and does not constitute a permission, approval or consent by South Tyneside Council for any other purpose whatsoever. Applications must therefore be made to the appropriate Departments of the Council for any other permission, approval or consent (including Building Regulations approval or approval of South Tyneside Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development.
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South Tyneside Council

Lichfields
FAO: Mr Andrew McMeiken
The St Nicholas Building
St Nicholas Street
Newcastle upon Tyne
NE11RF

Date: 05/04/2024
Our ref: ST/0154/24/COND

This matter is being dealt with by:
Garry Simmonette on 0191 4247426
or 07741126918
Email: planningapplications@southtyneside.gov.uk

Dear Sir

In pursuance of their powers under the Town and Country Planning Act 1990, South Tyneside Council as Local Planning Authority resolved to **APPROVE** the details as required by a condition of planning permission ST/1172/21FUL that was previously granted

Proposal: Part Discharge of Condition 31: Archaeological Excavation and Recording of ST/1172/21/FUL - with respect to the second part of the condition, submission of the Archaeological Specification, for the A1290 works only, in South Tyneside.
Part Discharge of Condition 34: Archaeological Watching Brief of ST/1172/21/FUL - with respect to the first part of the condition, details of the appointed archaeologist, for the A1290 widening works only, in South Tyneside.

Location: Land west of the A19 at the International Advanced Manufacturing Park (IAMP), Washington, Sunderland

NOTES TO APPLICANT:

For the avoidance of doubt this decision relates to the following plans and/or specifications:

Application Form received 11/03/2024
Archaeology Appointment Letter received 11/03/2024
Litchfield's Cover Letter received 11/03/2024
Specification for Archaeological Monitoring received 11/03/2024
Drg. No. 20A82-SYS-HGN-Z0-DR-CH-0011 received 21/03/2024

A Inch

Andrew Inch
Senior Manager Planning

Your attention is drawn to the attached schedule of notes which form part of this notice

NOTES

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South Tyneside Council

Lichfields
FAO Mrs Lynda Newsome
The St Nicholas Building
St Nicholas Street
Newcastle upon Tyne
NE11RF

Date: 27/03/2024
Our ref: ST/0091/24/COND

This matter is being dealt with by:
Garry Simmonette on 0191 4247426
or 07741126918
Email: planningapplications@southtyneside.gov.uk

Dear Madam

In pursuance of their powers under the Town and Country Planning Act 1990, South Tyneside Council as Local Planning Authority resolved to **APPROVE** the details as required by a condition of planning permission ST/1172/21/FUL that was previously granted

Proposal: Part Discharge of Conditions 38: Phase 2 site investigation and risk assessment, 39: Earthworks; and 41: Soil handling and management strategy of ST/1172/21/FUL, for the A1290 widening works, in South Tyneside
Location: Land west of the A19 at the International Advanced Manufacturing Park (IAMP), South Tyneside

NOTES TO APPLICANT:

For the avoidance of doubt this decision relates to the following plans and/or specifications:

Application Form Conditions 38, 39, 41
Cover Letter ESH Construction
Cover Letter ESH Construction
Cover Letter Lichfields (in so far as it relates to 38, 39, 41)
Cross Sections Sheet 1 of 4 Drg No 20A82-SYS-HCS-RD1-DR-CH-0103 Rev T03
Cross Sections Sheet 1 of 4 Drg No 20A82-SYS-HCS-RD1-DR-CH-0103 Rev T03
Cross Sections Sheet 2 of 4 Drg No 20A82-SYS-HCS-RD1-DR-CH-0104 Rev T01
Cross Sections Sheet 3 of 4 Drg No 20A82-SYS-HCS-RD1-DR-CH-0105 Rev T01
Cross Sections Sheet 4 of 4 Drg No 20A82-SYS-HCS-RD1-DR-CH-0106 Rev T01
Ground Investigation Report
Highways Cross Sections Drg No 20A82-SYS-HCS-Z0-DR-CH-0104 Rev T03
Highways General Arrangement Zone 1 Drg No 20A82-SYS-HGN-Z1-DR-CH-0001 RevT04
Highways General Arrangement Zone 2 Drg No 0A82-SYS-HGN-Z2-DR-CH-0002 Rev T04
Highways General Arrangement Zone 3 Drg No 20A82-SYS-HGN-Z3-DR-CH-0003 Rev T05
Highways General Arrangement Zone 4 Drg No 20A82-SYS-HGN-Z4-DR-CH-0004 Rev T07
Material Movement Plan
Materials Management Plan
Boundary Drg No 20A82-SYS-HGN-Z0-DR-CH-0011 RevT01

A Inch

Andrew Inch
Senior Manager Planning

Your attention is drawn to the attached schedule of notes which form part of this notice

NOTES

1. This certificate is issued under the Town and Country Planning Acts, Regulations and Orders and does not constitute a permission, approval or consent by South Tyneside Council for any other purpose whatsoever. Applications must therefore be made to the appropriate Departments of the Council for any other permission, approval or consent (including Building Regulations approval or approval of South Tyneside Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development.
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South Tyneside Council

Lichfields
FAO: Mr Andrew McMeiken
The St Nicholas Building
St Nicholas Street
Newcastle upon Tyne
NE11RF

Date: 17/04/2024
Our ref: ST/0155/24/COND

This matter is being dealt with by:
**Garry Simmonette on 0191 4247426
or 07741126918**
Email: planningapplications@southtyneside.gov.uk

Dear Sir

In pursuance of their powers under the Town and Country Planning Act 1990, South Tyneside Council as Local Planning Authority resolved to **APPROVE** the details as required by a condition of planning permission ST/1172/21/FUL that was previously granted

Proposal: Part Discharge of Condition 42: Landscape and Ecological Management Plan of ST/1172/21/FUL, for the A1290 works only, in South Tyneside.

Location: Land west of the A19 at the International Advanced Manufacturing Park (IAMP), South Tyneside,

NOTES TO APPLICANT:

For the avoidance of doubt this decision relates to the following plans and/or specifications:

Application Form received 11/03/2024
Landscape and Ecology Management Plan [LEMP] received 12/04/2024

A Inch

Andrew Inch
Senior Manager Planning

Your attention is drawn to the attached schedule of notes which form part of this notice

NOTES

1. This certificate is issued under the Town and Country Planning Acts, Regulations and Orders and does not constitute a permission, approval or consent by South Tyneside Council for any other purpose whatsoever. Applications must therefore be made to the appropriate Departments of the Council for any other permission, approval or consent (including Building Regulations approval or approval of South Tyneside Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development.
2. You may also require permissions, approvals or consents under other legislation, or from bodies other than South Tyneside Council. This could include works affecting a public sewer, gas main, or electricity line, works within the adopted highway, works affecting a public right of way, property covenants, legislation relating to disabled persons, land drainage consent, waste management consent, scheduled monument consent or works affecting protected habitats or species.



South Tyneside Council

Lichfields
FAO: Mr Andrew McMeiken
St Nicholas Building
St Nicholas Street
Newcastle upon Tyne
NE1 1RF

Date: 03/04/2025

Our ref: 250098

This matter is being dealt with by:

Nick Graham on 0191 4247427

or 07741108995

Email: planningapplications@southtyneside.gov.uk

Dear Sir

In pursuance of their powers under the Town and Country Planning Act 1990, South Tyneside Council as Local Planning Authority resolved to **APPROVE** the details as required by a condition of planning permission ST/1172/21/FUL that was previously granted

Proposal: Part Re-discharge of Condition 42: Landscape and Ecological Management Plan of ST/1172/21/FUL, for the A1290 works only, in South Tyneside.

Location: Land west of the A19 at the International Advanced Manufacturing Park (IAMP), Washington, Sunderland,

NOTES TO APPLICANT:

For the avoidance of doubt this decision relates to the following plans and/or specifications:

Application Form received 11/02/2025

Landscape and Ecological Management Plan received 11/02/2025

A Inch

Andrew Inch
Senior Manager Planning

Your attention is drawn to the attached schedule of notes which form part of this notice

NOTES

1. This certificate is issued under the Town and Country Planning Acts, Regulations and Orders and does not constitute a permission, approval or consent by South Tyneside Council for any other purpose whatsoever. Applications must therefore be made to the appropriate Departments of the Council for any other permission, approval or consent (including Building Regulations approval or approval of South Tyneside Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development.
2. You may also require permissions, approvals or consents under other legislation, or from bodies other than South Tyneside Council. This could include works affecting a public sewer, gas main, or electricity line, works within the adopted highway, works affecting a public right of way, property covenants, legislation relating to disabled persons, land drainage consent, waste management consent, scheduled monument consent or works affecting protected habitats or species.



Lichfields
FAO Mrs Lynda Newsome
The St Nicholas Building
St Nicholas Street
Newcastle upon Tyne
NE11RF

Date: 28/03/2024
Our ref: ST/0108/24/COND

This matter is being dealt with by:
Garry Simmonette on 0191 4247426
or 07741126918
Email: planningapplications@southtyneside.gov.uk

Dear Madam

In pursuance of their powers under the Town and Country Planning Act 1990, South Tyneside Council as Local Planning Authority resolved to **APPROVE** the details as required by a condition of planning permission ST/1172/21/FUL that was previously granted

Proposal: Part Discharge of Condition 46: Water Management Plan of ST/1172/21/FUL, for the A1290 widening works, in South Tyneside.

Location: Land west of the A19 at the International Advanced Manufacturing Park (IAMP), South Tyneside.

NOTES TO APPLICANT:

For the avoidance of doubt this decision relates to the following plans and/or specifications:

Application Form received 16/02/2024
Esh Cover Letter received 16/02/2024
Water Management Plan received 16/02/2024
Additional Information Lichfield's Letter received 19/03/2024

A Inch

Andrew Inch
Senior Manager Planning

Your attention is drawn to the attached schedule of notes which form part of this notice

NOTES

1. This certificate is issued under the Town and Country Planning Acts, Regulations and Orders and does not constitute a permission, approval or consent by South Tyneside Council for any other purpose whatsoever. Applications must therefore be made to the appropriate Departments of the Council for any other permission, approval or consent (including Building Regulations approval or approval of South Tyneside Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development.
2. You may also require permissions, approvals or consents under other legislation, or from bodies other than South Tyneside Council. This could include works affecting a public sewer, gas main, or electricity line, works within the adopted highway, works affecting a public right of way, property covenants, legislation relating to disabled persons, land drainage consent, waste management consent, scheduled monument consent or works affecting protected habitats or species.



Lichfields
The St Nicholas Building
St Nicholas Street
Newcastle upon Tyne
NE1 1RF

Date: 28/08/2026

Our ref: 260586

This matter is being dealt with by:

Nick Graham on 0191 4247427

or 07741108995

Email: planning@southtyneside.gov.uk

Dear Lichfields

Application for a Non-Material Amendment to Existing Planning Permission ST/1172/21/FUL under the Town and Country Planning Act 1990

In pursuance of their powers under the Town and Country Planning Act 1990, South Tyneside Council as Local Planning Authority resolved to **APPROVE** the details of the non-material amendment to planning permission ST/1172/21/FUL that was previously granted

Proposal: Non-Material Amendment sought to make changes to condition 23, relating to previously approved Planning Application ST/1172/21/FUL.

Location: Land west of the A19 at the International Advanced Manufacturing Park (IAMP), West Boldon

NOTES TO APPLICANT:

For the avoidance of doubt this decision relates to the following plans and/or specifications:

Condition 23 of ST/1172/21/FUL is hereby altered to read as follows:

For the purposes of this condition:

1. "the A1290 Highway Works" means the off-site highway improvement works comprising the dualling of the A1290 between the A19/A1290 Downhill Lane Junction and the southern access from International Drive, together with the associated new bus stops, closures of existing accesses, signage, lighting, drainage and other ancillary works forming part of the detailed element of this permission; and
2. "Relevant Building" means each building shown for erection on the approved plans forming part of the outline element of this permission whose intended use requires the A1290 Highway Works to be in place to provide safe and adequate vehicular, pedestrian and cyclist access.

No Relevant Building shall be occupied or otherwise brought into use until:

- (i) Technical approval of the detailed design of the A1290 Highway Works, including a Stage 2 Road Safety Audit undertaken in accordance with DMRB GG 119 (or its equivalent in force at the time),

has been submitted to and approved in writing by the Local Planning Authority in consultation with the relevant Local Highway Authorities;

- (ii) Where a Stage 3 Road Safety Audit is required under DMRB GG 119 following construction of the A1290 Highway Works, that Stage 3 Road Safety Audit has been submitted to and approved in writing by the Local Planning Authority in consultation with the relevant Local Highway Authorities; and
- (iii) All recommendations arising from the approved Stage 2 Road Safety Audit and (where applicable) the approved Stage 3 Road Safety Audit have been implemented and completed in full on-site.

For the avoidance of doubt, this condition does not prohibit or restrict the commencement of the A1290 Highway Works or the commencement of any other operation authorised by this permission, the effect of this condition is limited to the occupation and use of the Relevant Buildings.

Reason: To ensure that requirements are met for both the strategic road network and the local road network to meet the needs of the development, in the interests of highway safety and highway capacity requirements, and to comply with policy T1 of the Adopted Area Action Plan, Policy A1 and Policy DM1 of the South Tyneside Local Development Framework and the National Planning Policy Framework.

Please note that this decision does not affect the status of any of the planning conditions that were attached to planning permission ST/1172/21/FUL

A Inch
Andrew Inch
Senior Manager Planning

Your attention is drawn to the attached schedule of notes which form part of this notice

NOTES

1. This certificate is issued under the Town and Country Planning Acts, Regulations and Orders and does not constitute a permission, approval or consent by South Tyneside Council for any other purpose whatsoever. Applications must therefore be made to the appropriate Departments of the Council for any other permission, approval or consent (including Building Regulations approval or approval of South Tyneside Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development.

Annex 2: NEA phase 1 access road works - Discharge of Condition and Non- Material Amendment Decision Notices



Lichfields
FAO Mrs Lynda Newsome
The St Nicholas Building
St Nicholas Street
Newcastle upon Tyne
NE11RF

Date: 28/08/2025
Our ref: 250446

This matter is being dealt with by:
Nick Graham on 0191 4247427
or 07741108995
Email: planning@southtyneside.gov.uk

Dear Madam

Application for a Non-Material Amendment to Existing Planning Permission ST/1172/21/FUL under the Town and Country Planning Act 1990

In pursuance of their powers under the Town and Country Planning Act 1990, South Tyneside Council as Local Planning Authority resolved to **APPROVE** the details of the non-material amendment to planning permission ST/1172/21/FUL that was previously granted.

Proposal: Non-Material Amendment sought to make changes to conditions 5, 9, 11, 40 and 49, relating to previously approved Planning Application ST/1172/21/FUL.
Location: Land west of the A19 at the International Advanced Manufacturing Park (IAMP), South Tyneside

NOTES TO APPLICANT:

For the avoidance of doubt this decision relates to the following plans and/or specifications:

Condition 5 of ST/1172/21/FUL is hereby altered to read as follows:

Approved Details

The development hereby granted permission shall be carried out in accordance with submitted information, including the following:

- Planning application forms;
- Site Location Plan;
- Site Location - Wider Context Plan;
- Existing Site Plan;
- Make Me Rich - Woodlands Lodge existing plan and elevations;
- Drainage General Arrangement drawings - zones 1 to 10;
- Proposed Street Lighting drawings V1 to V8;
- Infrastructure landscape proposals drawings;
- Landscape Parameters Plan;
- Hybrid Application Parameters Plan;
- Extent of Development Parameters Plan;

- Access Parameters Plan;
- Buildings Heights Parameters Plan;
- River Don Bridge General Arrangement Drawings;
- Existing Highways Infrastructure Plans;
- Highways General Arrangement drawings - zones 1 to 10;
- Highways general arrangement cross sections;
- Cross sections - Roads;
- Longitudinal sections - Roads;
- Longitudinal sections - A1290;
- Contours Plans - Roads;
- Contours Plans A1290;
- NEA SPINE ROAD PH.1 - MITIGATION AREA [Drg. No: IAMP_NEA_PH.1_HGN_00_419]

Reason: This condition is imposed pursuant to article 4 (1) of the Town and Country Planning (General Development Procedure) Order 2015 (as amended) to ensure development is carried out in accordance with the approved details as submitted.

Condition 9 of ST/1172/21/FUL is hereby altered to read as follows:

West Pastures Protocol

No development shall commence within any part of the IAMP Northern Employment Area (NEA) site (except the NEA Spine Road Phase 1 Works) until a West Pastures Protocol (WPP) has been submitted to and approved in writing by the Local Planning Authority in liaison with the Local Highway Authorities and National Highways. The WPP shall be founded on the outline WPP Framework specified in National Highways' "International Advanced Manufacturing Plant Northern Employment Area - West Pastures Protocol Framework Technical Note", dated February 2023. The WPP shall be developed in accordance with the outline WPP Framework. Written agreement shall include agreement to the 'Indicative Layouts' referenced in National Highways Technical Note that need to be prepared illustrating the potential future highway interventions at the junction of West Pastures and the A184 and the junction of West Pastures and the IAMP Spine Road. The delivery of development within the IAMP NEA shall come forward in accordance with the WPP and no deviation from the WPP will be permitted without the written agreement of the Local Planning Authority in liaison with the Local Highway Authorities and National Highways.

Reason: To ensure that requirements are met for both the strategic road network and the local road network to meet the needs of the development. In the interests of highway safety and highway capacity requirements in accordance with policies T1 and T2 of the Adopted Area Action Plan, ST1, ST2 and DM1 of the South Tyneside LDF and paragraphs 110 and 112 of the National Planning Policy Framework.

Condition 11 of ST/1172/21/FUL is hereby altered to read as follows:

Works to Northern Employment Area (NEA) access road

Notwithstanding the details submitted, no works shall commence on any part of the Northern Employment Area (NEA) Spine Road (except the NEA Spine Road Phase 1 Works) unless and until the specification for the highway works (including bus stop provision), together with a timetable for implementation of the works in relation to construction and including details of the closure of any redundant accesses has been submitted to and approved in writing by the Local Planning Authority:

Thereafter, these works shall be undertaken in full accordance with the specification and timetable details approved by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with Policies T1, T2, E1 and EN2 of the Adopted Area Action Plan, DM1, DM7 and EA3 of the South Tyneside LDF and paragraphs 110, 112 and 174 of the National Planning Policy Framework.

Condition 40 of ST/1172/21/FUL is hereby altered to read as follows:

River Restoration Scheme and Ecological Management Plan

No phase of development, apart from the A1290 widening and the NEA Spine Road Phase 1 Works shall take place until a River Restoration Scheme and Ecological Management Plan, including long-term design objectives, management responsibilities and maintenance schedules for the River Restoration proposals, have been submitted to and approved in writing by, the Local Planning Authority. The scheme shall include the following elements:

- A baseline river survey suitable for informing a calculation using the Biodiversity Metric, undertaken by an appropriately accredited person
- Detailed scheme design (which will take into account the results of targeted aquatic surveys and assessments in relation to hydromorphology, aquatic macrophytes, aquatic macro invertebrates, fish and water quality as a minimum)
- Details of how the works will be timed to avoid any sensitive months
- Details of how the works will be phased
- Details of maintenance, monitoring and remedial measures regimes
- Details of management responsibilities
- Appropriate working methods and protection measures, including biosecurity, will also need to be secured through a CEMP - see general conditions.

The River Restoration Scheme and Ecological Management Plan shall be carried out as approved.

Reason: To ensure the protection of the river and its wildlife and supporting habitat in accordance with Policies EN1 and EN2 of the IAMP AAP and DM7 and EA3 of the South Tyneside LDF and Paragraph 174 of the National Planning Policy Framework.

Condition 49 of ST/1172/21/FUL is hereby altered to read as follows:

Bat Mitigation

No development, except the A1290 widening and the NEA Spine Road Phase 1 Works, shall take place until details of the monitoring and maintenance of any current and future bat roost provision to be used as compensation or enhancement, including a plan of bat box locations (with relevant tree numbers) has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the protection of the river and its wildlife and supporting habitat in accordance with Policies EN1 and EN2 of the IAMP AAP and DM7 and EA3 of the South Tyneside LDF and Paragraph 174 of the National Planning Policy Framework.

Please note that this decision does not affect the status of any of the planning conditions that were attached to planning permission ST/1172/21/FUL.

A Inch

Andrew Inch
Senior Manager Planning

Your attention is drawn to the attached schedule of notes which form part of this notice

NOTES

1. This certificate is issued under the Town and Country Planning Acts, Regulations and Orders and does not constitute a permission, approval or consent by South Tyneside Council for any other purpose whatsoever. Applications must therefore be made to the appropriate Departments of the Council for any other permission, approval or consent (including Building Regulations approval or approval of South Tyneside Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development.



South Tyneside Council

Lichfields
FAO Andrew McMeiken
The St Nicholas Building
St Nicholas Street
Newcastle upon Tyne
NE11RF

Date: 28/10/2025
Our ref: 250499

This matter is being dealt with by:
Nick Graham on 0191 4247427
or **07741108995**
Email: planning@southtyneside.gov.uk

Dear Lichfields

In pursuance of their powers under the Town and Country Planning Act 1990, South Tyneside Council as Local Planning Authority resolved to **APPROVE** the details as required by a condition of planning permission ST/1172/21/FUL that was previously granted

Proposal: Part Discharge of Condition 7 (Construction Environmental Management Plan) for Northern Employment Area Spine Road Phase 1 Works 1 [i.e. the 'Phase 1 Works'] in South Tyneside relating to previously approved Planning Application ST/1172/21/FUL.
Location: Land west of the A19 at the International Advanced Manufacturing Park (IAMP), South Tyneside

NOTES TO APPLICANT:

For the avoidance of doubt this decision relates to the following plans and/or specifications:

Highways General Arrangement Red Line Boundary Drg. No. 20A82-SYS-HGN-Z0-DR-CH-0011 Rev. C01 received 07/08/2025
Cover Letter received 07/08/2025
Construction Environment Management Plan received 02/10/2025
Traffic Management Plan received 02/10/2025
Supporting Letter received 02/10/2025

A Inch

Andrew Inch
Senior Manager Planning

Your attention is drawn to the attached schedule of notes which form part of this notice

NOTES

1. This certificate is issued under the Town and Country Planning Acts, Regulations and Orders and does not constitute a permission, approval or consent by South Tyneside Council for any other purpose whatsoever. Applications must therefore be made to the appropriate Departments of the Council for any other permission, approval or consent (including Building Regulations approval or approval of South Tyneside Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development.
2. You may also require permissions, approvals or consents under other legislation, or from bodies other than South Tyneside Council. This could include works affecting a public sewer, gas main, or electricity line, works within the adopted highway, works affecting a public right of way, property covenants, legislation relating to disabled persons, land drainage consent, waste management consent, scheduled monument consent or works affecting protected habitats or species.



South Tyneside Council

Lichfields
FAO Andrew McMeiken
The St Nicholas Building
St Nicholas Street
Newcastle upon Tyne
NE11RF

Date: 21/10/2025

Our ref: 250497

This matter is being dealt with by:

Nick Graham on 0191 4247427

or 07741108995

Email: planning@southtyneside.gov.uk

Dear Lichfields

In pursuance of their powers under the Town and Country Planning Act 1990, South Tyneside Council as Local Planning Authority resolved to **APPROVE** the details as required by a condition of planning permission ST/1172/21/FUL that was previously granted

Proposal: Part Discharge of Condition 19 (Construction Traffic Management Plan) for Northern Employment Area Spine Road Phase 1 Works 1 [i.e. the 'Phase 1 Works'] in South Tyneside relating to previously approved Planning Application ST/1172/21/FUL.

Location: Land west of the A19 at the International Advanced Manufacturing Park (IAMP), South Tyneside

NOTES TO APPLICANT:

For the avoidance of doubt this decision relates to the following plans and/or specifications:

Swept Path Analysis Drg. No. SK01 received 15/10/2025

Supporting Letter received 02/10/2025

Traffic Management Plan received 02/10/2025

Cover Letter received 07/08/2025

Highways General Arrangement Red Line Boundary Drg. No. 20A82-SYS-HGN-Z0-DR-CH-0011 Rev. C01 received 07/08/2025

A Inch

Andrew Inch
Senior Manager Planning

Your attention is drawn to the attached schedule of notes which form part of this notice

NOTES

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South Tyneside Council

Lichfields
FAO Andrew McMeiken
The St Nicholas Building
St Nicholas Street
Newcastle upon Tyne
NE11RF

Date: 01/09/2025

Our ref: 250496

This matter is being dealt with by:

Nick Graham on 0191 4247427

or 07741108995

Email: planning@southtyneside.gov.uk

Dear Sir

In pursuance of their powers under the Town and Country Planning Act 1990, South Tyneside Council as Local Planning Authority resolved to **APPROVE** the details as required by a condition of planning permission ST/1172/21/FUL that was previously granted

Proposal: Part Discharge of Condition 31 (Archaeological Excavation and Recording) and Part Discharge of Condition 34 (Archaeological Watching Brief) for Northern Employment Area Spine Road Phase 1 Works 1 [i.e. the 'Phase 1 Works'] in South Tyneside relating to previously approved Planning Application ST/1172/21/FUL.

Location: Land west of the A19 at the International Advanced Manufacturing Park (IAMP), South Tyneside

NOTES TO APPLICANT:

For the avoidance of doubt this decision relates to the following plans and/or specifications:

Cover Letter received 07/08/2025

Highways General Arrangement Red Line Boundary Drg. No. 20A82-SYS-HGN-Z0-DR-CH-0011 Rev. C01 received 07/08/2025

A Inch

Andrew Inch
Senior Manager Planning

Your attention is drawn to the attached schedule of notes which form part of this notice

NOTES

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2. You may also require permissions, approvals or consents under other legislation, or from bodies other than South Tyneside Council. This could include works affecting a public sewer, gas main, or electricity line, works within the adopted highway, works affecting a public right of way, property covenants, legislation relating to disabled persons, land drainage consent, waste management consent, scheduled monument consent or works affecting protected habitats or species.



South Tyneside Council

Lichfields
FAO Andrew McMeiken
The St Nicholas Building
St Nicholas Street
Newcastle upon Tyne
NE11RF

Date: 15/09/2025

Our ref: 250498

This matter is being dealt with by:

Nick Graham on 0191 4247427

or 07741108995

Email: planning@southtyneside.gov.uk

Dear Sir

In pursuance of their powers under the Town and Country Planning Act 1990, South Tyneside Council as Local Planning Authority resolved to **APPROVE** the details as required by a condition of planning permission ST/1172/21/FUL that was previously granted

Proposal: Part Discharge of Condition 39 (Earthworks) and Condition 41 (Soil Handling) for Northern Employment Area Spine Road Phase 1 Works 1 [i.e. the 'Phase 1 Works'] in South Tyneside relating to previously approved Planning Application ST/1172/21/FUL.

Location: Land west of the A19 at the International Advanced Manufacturing Park (IAMP), South Tyneside

NOTES TO APPLICANT:

For the avoidance of doubt this decision relates to the following plans and/or specifications:

Materials Management Plan received 07/08/2025

Material Movement Plan - Received 07/08/2025

Cover Letter received 07/08/2025

A Inch

Andrew Inch
Senior Manager Planning

Your attention is drawn to the attached schedule of notes which form part of this notice

NOTES

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2. You may also require permissions, approvals or consents under other legislation, or from bodies other than South Tyneside Council. This could include works affecting a public sewer, gas main, or electricity line, works within the adopted highway, works affecting a public right of way, property covenants, legislation relating to disabled persons, land drainage consent, waste management consent, scheduled monument consent or works affecting protected habitats or species.



South Tyneside Council

Lichfields
FAO Andrew McMeiken
The St Nicholas Building
St Nicholas Street
Newcastle upon Tyne
NE11RF

Date: 28/10/2025
Our ref: 250482

This matter is being dealt with by:
Nick Graham on 0191 4247427
or 07741108995
Email: planning@southtyneside.gov.uk

Dear Lichfields

In pursuance of their powers under the Town and Country Planning Act 1990, South Tyneside Council as Local Planning Authority resolved to **APPROVE** the details as required by a condition of planning permission ST/1172/21/FUL that was previously granted

Proposal: Part Discharge of Condition 42 (Landscape and Ecological Management Plan) for Northern Employment Area Spine Road Phase 1 Works 1 [i.e. the 'Phase 1 Works'] in South Tyneside relating to previously approved Planning Application ST/1172/21/FUL.
Location: Land west of the A19 at the International Advanced Manufacturing Park (IAMP), South Tyneside

NOTES TO APPLICANT:

For the avoidance of doubt this decision relates to the following plans and/or specifications:

Cover Letter received 04/08/2025
Landscape and Ecology Management Plan received 02/10/2025
Detailed Softworks Plan Drg. No. 1271_405 Rev. H received 02/10/2025
Swept Path Analysis Drg. No. SK01 received 15/10/2025
Supporting Letter received 02/10/2025

A Inch

Andrew Inch
Senior Manager Planning

Your attention is drawn to the attached schedule of notes which form part of this notice

NOTES

1. This certificate is issued under the Town and Country Planning Acts, Regulations and Orders and does not constitute a permission, approval or consent by South Tyneside Council for any other purpose whatsoever. Applications must therefore be made to the appropriate Departments of the Council for any other permission, approval or consent (including Building Regulations approval or approval of South Tyneside Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development.
2. You may also require permissions, approvals or consents under other legislation, or from bodies other than South Tyneside Council. This could include works affecting a public sewer, gas main, or electricity line, works within the adopted highway, works affecting a public right of way, property covenants, legislation relating to disabled persons, land drainage consent, waste management consent, scheduled monument consent or works affecting protected habitats or species.



South Tyneside Council

Lichfields
FAO Andrew McMeiken
The St Nicholas Building
St Nicholas Street
Newcastle upon Tyne
NE11RF

Date: 21/10/2025

Our ref: 250500

This matter is being dealt with by:

Nick Graham on 0191 4247427

or 07741108995

Email: planning@southtyneside.gov.uk

Dear Lichfields

In pursuance of their powers under the Town and Country Planning Act 1990, South Tyneside Council as Local Planning Authority resolved to **APPROVE** the details as required by a condition of planning permission ST/1172/21/FUL that was previously granted

Proposal: Part Discharge of Condition 46 (Surface water run-off mitigation measures during construction phase) for Northern Employment Area Spine Road Phase 1 Works 1 [i.e. the 'Phase 1 Works'] in South Tyneside relating to previously approved Planning Application ST/1172/21/FUL.

Location: Land west of the A19 at the International Advanced Manufacturing Park (IAMP), South Tyneside

NOTES TO APPLICANT:

For the avoidance of doubt this decision relates to the following plans and/or specifications:

Supporting Letter received 02/10/2025

Surface Water Run-Off Mitigation received 07/08/2025

Highways General Arrangement Red Line Boundary Drg. No. 20A82-SYS-HGN-Z0-DR-CH-0011 Rev. C01 received 07/08/2025

Cover Letter received 07/08/2025

A Inch

Andrew Inch
Senior Manager Planning

Your attention is drawn to the attached schedule of notes which form part of this notice

NOTES

1. This certificate is issued under the Town and Country Planning Acts, Regulations and Orders and does not constitute a permission, approval or consent by South Tyneside Council for any other purpose whatsoever. Applications must therefore be made to the appropriate Departments of the Council for any other permission, approval or consent (including Building Regulations approval or approval of South Tyneside Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development.
2. You may also require permissions, approvals or consents under other legislation, or from bodies other than South Tyneside Council. This could include works affecting a public sewer, gas main, or electricity line, works within the adopted highway, works affecting a public right of way, property covenants, legislation relating to disabled persons, land drainage consent, waste management consent, scheduled monument consent or works affecting protected habitats or species.



South Tyneside Council

Lichfields
FAO Andrew McMeiken
The St Nicholas Building
St Nicholas Street
Newcastle upon Tyne
NE11RF

Date: 02/09/2025

Our ref: 250447

This matter is being dealt with by:

Nick Graham on 0191 4247427

or 07741108995

Email: planning@southtyneside.gov.uk

Dear Sir

In pursuance of their powers under the Town and Country Planning Act 1990, South Tyneside Council as Local Planning Authority resolved to **APPROVE** the details as required by a condition of planning permission ST/1172/21/FUL that was previously granted

Proposal: Part Discharge of Condition 54 (Checking Surveys), for Northern Employment Area Spine Road Phase 1 Works 1 [i.e. the 'Phase 1 Works'] in South Tyneside, relating to previously approved Planning Application ST/1172/21/FUL.
Location: Land west of the A19 at the International Advanced Manufacturing Park (IAMP), South Tyneside

NOTES TO APPLICANT:

For the avoidance of doubt this decision relates to the following plans and/or specifications:

Cover Letter received 21/07/2025

Phase 1 Mitigation Area Drg. No. IAMP_NEA_PH.1_HGN_00_419 Rev. P01 received 21/07/2025

Preliminary Ecological Appraisal received 21/07/2025

A Inch

Andrew Inch
Senior Manager Planning

Your attention is drawn to the attached schedule of notes which form part of this notice

NOTES

1. This certificate is issued under the Town and Country Planning Acts, Regulations and Orders and does not constitute a permission, approval or consent by South Tyneside Council for any other purpose whatsoever. Applications must therefore be made to the appropriate Departments of the Council for any other permission, approval or consent (including Building Regulations approval or approval of South Tyneside Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development.
2. You may also require permissions, approvals or consents under other legislation, or from bodies other than South Tyneside Council. This could include works affecting a public sewer, gas main, or electricity line, works within the adopted highway, works affecting a public right of way, property covenants, legislation relating to disabled persons, land drainage consent, waste management consent, scheduled monument consent or works affecting protected habitats or species.



Lichfields
The St Nicholas Building
St Nicholas Street
Newcastle upon Tyne
NE1 1RF

Date: 28/08/2026

Our ref: 260586

This matter is being dealt with by:

Nick Graham on 0191 4247427

or 07741108995

Email: planning@southtyneside.gov.uk

Dear Lichfields

Application for a Non-Material Amendment to Existing Planning Permission ST/1172/21/FUL under the Town and Country Planning Act 1990

In pursuance of their powers under the Town and Country Planning Act 1990, South Tyneside Council as Local Planning Authority resolved to **APPROVE** the details of the non-material amendment to planning permission ST/1172/21/FUL that was previously granted

Proposal: Non-Material Amendment sought to make changes to condition 23, relating to previously approved Planning Application ST/1172/21/FUL.

Location: Land west of the A19 at the International Advanced Manufacturing Park (IAMP), West Boldon

NOTES TO APPLICANT:

For the avoidance of doubt this decision relates to the following plans and/or specifications:

Condition 23 of ST/1172/21/FUL is hereby altered to read as follows:

For the purposes of this condition:

1. "the A1290 Highway Works" means the off-site highway improvement works comprising the dualling of the A1290 between the A19/A1290 Downhill Lane Junction and the southern access from International Drive, together with the associated new bus stops, closures of existing accesses, signage, lighting, drainage and other ancillary works forming part of the detailed element of this permission; and
2. "Relevant Building" means each building shown for erection on the approved plans forming part of the outline element of this permission whose intended use requires the A1290 Highway Works to be in place to provide safe and adequate vehicular, pedestrian and cyclist access.

No Relevant Building shall be occupied or otherwise brought into use until:

- (i) Technical approval of the detailed design of the A1290 Highway Works, including a Stage 2 Road Safety Audit undertaken in accordance with DMRB GG 119 (or its equivalent in force at the time),

has been submitted to and approved in writing by the Local Planning Authority in consultation with the relevant Local Highway Authorities;

- (ii) Where a Stage 3 Road Safety Audit is required under DMRB GG 119 following construction of the A1290 Highway Works, that Stage 3 Road Safety Audit has been submitted to and approved in writing by the Local Planning Authority in consultation with the relevant Local Highway Authorities; and
- (iii) All recommendations arising from the approved Stage 2 Road Safety Audit and (where applicable) the approved Stage 3 Road Safety Audit have been implemented and completed in full on-site.

For the avoidance of doubt, this condition does not prohibit or restrict the commencement of the A1290 Highway Works or the commencement of any other operation authorised by this permission, the effect of this condition is limited to the occupation and use of the Relevant Buildings.

Reason: To ensure that requirements are met for both the strategic road network and the local road network to meet the needs of the development, in the interests of highway safety and highway capacity requirements, and to comply with policy T1 of the Adopted Area Action Plan, Policy A1 and Policy DM1 of the South Tyneside Local Development Framework and the National Planning Policy Framework.

Please note that this decision does not affect the status of any of the planning conditions that were attached to planning permission ST/1172/21/FUL

A Inch
Andrew Inch
Senior Manager Planning

Your attention is drawn to the attached schedule of notes which form part of this notice

NOTES

1. This certificate is issued under the Town and Country Planning Acts, Regulations and Orders and does not constitute a permission, approval or consent by South Tyneside Council for any other purpose whatsoever. Applications must therefore be made to the appropriate Departments of the Council for any other permission, approval or consent (including Building Regulations approval or approval of South Tyneside Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development.



Annex 3: Completion Reports

COMPLETION CERTIFICATE

Project Number:	IAMP2 A1290 Dualling (Esh Ref: 3782)
Project Title:	Dualling of the A1290 and associated works at Washington
Project Manager:	Chris Wells (on behalf of Stephen Wales)
Location:	A1290 from Cherry Blossom Way to A19 / Downhill Lane Junction
Employer:	IAMP LLP c/o Sunderland City Council
Contractor:	Esh Construction Ltd
Form of Contract:	NEC3 Option A
Contract Start Date:	29 th January 2024

This completion certificate applies to the highways and drainage works associated with the dualling of the A1290, which are deemed, by the Project Manager, to be complete with effect from 14 November 2025.

This completion certificate specifically excludes:

- (1) ongoing landscaping work on A1290**
 - (2) any defects identified by the NEC Supervisor in relation to the A1290 works and identified on the Defects List saved to CEMAR as DEF-5**
 - (3) the NEA Spine Road Ph.1 works which were added to the Contract under CE-152.**
- Items (1) and (2) are to be completed/corrected during the Defect Correction Period. Item (3) will be certified separately.**

Completion was achieved on:	Friday 14 th November 2025
Take Over was achieved on:	Friday 14 th November 2025
Defects Correction Period commenced on:	Friday 14 th November 2025
Duration of Defects Correction Period:	12 months

Certified By:

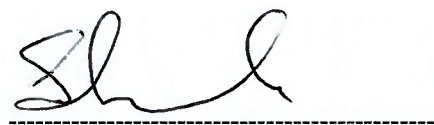
Signed for and on behalf of IAMP LLP:

Name: **Chris Wells (IAMP Project Director)**
(under Project Manager delegated duties)



Signed for and on behalf of Esh Construction Ltd:

Name: **Steve Marshall (ESH Project Manager)**



COMPLETION CERTIFICATE

Project Number:	IAMP2 A1290 Dualling (Esh Ref: 3782)
Project Title:	Dualling of the A1290 and associated works at Washington. Modified under CE-152 to include construction of 153m of NEA Spine Road (NEA Ph.1)
Project Manager:	Chris Wells (on behalf of Stephen Wales)
Location:	A1290 from Cherry Blossom Way to A19 / Downhill Lane Junction Modified under CE-152 to include section of land to the north of Downhill Lane/International Drive junction.
Employer:	IAMP LLP c/o Sunderland City Council
Contractor:	Esh Construction Ltd
Form of Contract:	NEC3 Option A
Contract Start Date:	29th January 2024

This completion certificate applies to the highways and drainage works associated with the NEA Spine Road Ph.1, which are deemed, by the Project Manager, to be complete with effect from 26th March 2026.

This completion certificate excludes any defects notified by the NEC Supervisor and identified on the Defects List saved to CEMAR as DEF-5

Completion was achieved on:	Thursday 26th March 2026
Take Over was achieved on:	Thursday 26th March 2026
Defects Correction Period commenced on:	Thursday 26th March 2026
Duration of Defects Correction Period:	12 months

Certified By:

Signed for and on behalf of IAMP LLP:

Name: **Chris Wells (IAMP Project Director)**
(under Project Manager delegated duties)



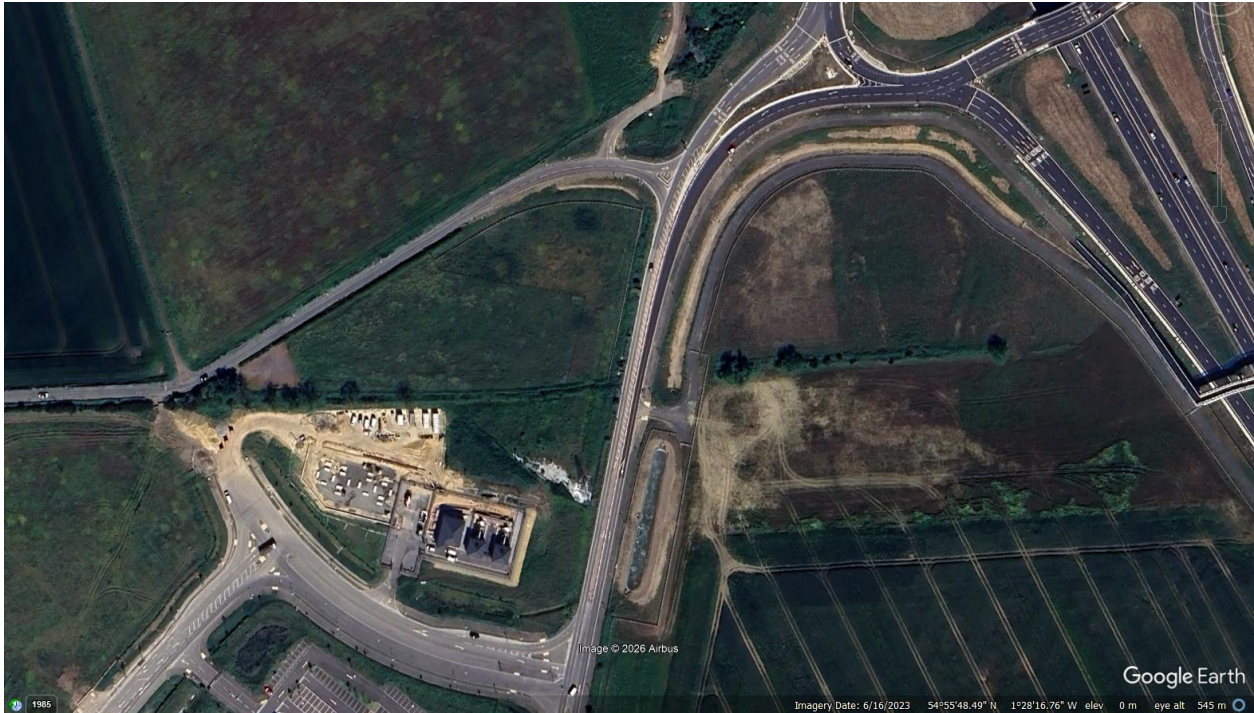
Signed for and on behalf of Esh Construction Ltd:

Name: **Steve Marshall (ESH Project Manager)**

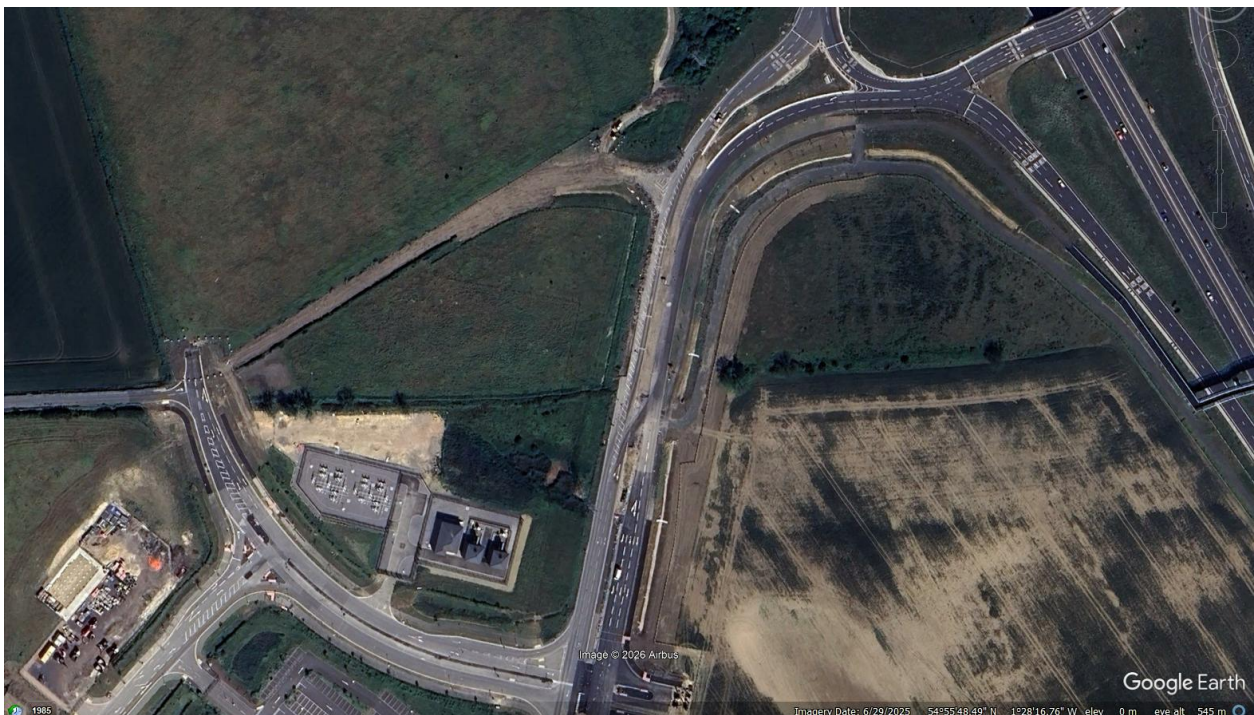


Annex 4: Google Earth imagery of works

A1290 and NEA phase 1 access road works prior to construction – Image dated 16th June 2023



A1290 and NEA phase 1 access road works during construction – Image dated 29th June 2025



A1290 and NEA phase 1 access road works during construction – Image dated 29th June 2025

Includes Lichfields emphasis depicting works undertaken on site

