



North Tyneside Council

Planning Committee

Monday, 22 August 2022

Dear Councillor,

With reference to the agenda previously circulated for the Planning Committee meeting to be held on Tuesday, 30 August 2022 I attach for your consideration an addendum to the planning officer's report in relation to the following item:

Agenda Item		Page
8.	22/01053/FUL, Football Pitches West of St Peters Road, Wallsend	224 - 235

To determine a full planning application from North Tyneside Council for the development of a new sports hub at St Peters Playing Field (west) which includes, new sports pavilion / clubhouse / multi use community space, new 3G AGP (artificial grass pitch), new site fencing, car parking and other ancillary facilities.

Circulation overleaf ...

Members of the Planning Committee:

Councillor Ken Barrie
Councillor Muriel Green
Councillor John Hunter
Councillor Tommy Mulvenna
Councillor Paul Richardson (Deputy Chair)
Councillor Jane Shaw

Councillor Julie Cruddas
Councillor Margaret Hall
Councillor Chris Johnston
Councillor John O'Shea
Councillor Willie Samuel (Chair)

ADDENDUM (26.08.22)

Application No: 22/01053/FUL Author: Julia Dawson
Date valid: 10 June 2022 ☎: 0191 643 6314
Target decision date: 9 September 2022 Ward: Howdon

Application type: full planning application

Location: Football Pitches West Of St Peters Road Wallsend Tyne And Wear

Proposal: The development of a new sports hub at St Peters Playing Field (west) which includes, New sports pavilion / clubhouse / Multi use community space. New 3G AGP (artificial grass pitch) New site fencing, car parking and other ancillary facilities

Applicant: North Tyneside Council, Mr Paul Youlden Block A Killingworth Site Station Road Killingworth Newcastle-upon-Tyne NE12 6QQ

Agent: North Tyneside Council, Sharon Mackay The Killingworth Site Block A Killingworth Newcastle Upon Tyne NE12 6QQ

RECOMMENDATION: Application Permitted

INFORMATION

Internal Consultations

Environmental Health (Pollution)

I have viewed the application and note that lighting assessment and noise survey has been carried out to consider the impact of development on nearest noise sensitive receptors particularly about St Peters Road and Kings Vale housing development.

I would request conditions to protect residents during the construction phase with regard to construction times and dust suppression and for conditions on operating times of lights to minimise light and noise pollution.

The artificial pitches with lighting are located adjacent to Coast Road with lighting. The lighting assessment indicates that the lux lighting spillage outside the artificial pitches is less than one lux. The institute of lighting engineers indicate that the vertical lux at residential should be kept below different levels depending upon the time of day and consideration must be given to light glare and angling of lighting.

I would suggest that the proposed angling and illuminance should not cause detriment to amenity however a condition to verify that the illuminance for light spillage as set out in report should be carried out within 6 months of development and the lighting switched off between 22:10 hours and 07:30 hours.

The noise assessment has considered plant noise and it was demonstrated that the noise from plant will be less than the existing background noise levels at closest residential property on St Peters Road.

The assessment for sport use was limited to a prediction for less than 4 persons

raising voices. I consider particularly if there are spectators and more than one pitch in use that there would be a greater number of potential persons shouting particularly during the summer months. The noise survey was limited to a one-hour period between 20:13 and 21:13 hours rather than the later time when pitches may be used between 21:00 and 22:00 hours and when the club house maybe used till 23:00 hours.

I would recommend the following conditions:

Prior to use of the artificial pitches and clubhouse submit for approval in writing to the planning authority and on approval implement the noise management plan and review annually to consider the control of users and spectators of the pitches and clubhouse to mitigate noise.

Prior to its use, submit for approval to the planning authority and thereafter install and maintain the acoustic details of the plant and enclosure linked to the clubhouse to demonstrate the rating level measured about the residential houses of St Peters Road in accordance with BS4142 is 5 decibels below the background noise level. Within 6 months of the development provide a verification that the performance of the mitigation and plant is met.

The use of all pitches shall be limited to permit its use between 08:00 hours and 22:00 hours for play.

Reason: To protect the amenity of residential properties

The lighting to the all-weather pitches shall be switched off between 22:10 hours and 07:30 hours.

The times have been extended to allow set up and shut down of site.

SIT03 (dust suppression)

HOU04 (construction hours)

No audible use of external speakers must be installed to the site that can be heard beyond the site development boundary.

The lighting is to be installed in accordance with lighting performance report and within 6 months of development a validation report must be provided to demonstrate compliance with light spillage.

Biodiversity Officer

The above application is for a new sports hub at St Peters Playing field in Wallsend which includes a new sports pavilion/clubhouse, a new 3G artificial grass pitch, site fencing, car parking and ancillary facilities. The site currently consists of a large playing field (approx. 6ha) with trees along the southern and eastern boundaries and woodland forming part of the Wallsend Dene LWS along the western boundary. Holy Cross cemetery lies to the south-east boundary and an allotment site to the south-west boundary.

The site is located on land that is designated as open space and within a wildlife corridor. Wallsend Dene Local Wildlife Site (LWS) lies immediately adjacent to the western boundary of the site.

The following Local Plan Policies would apply to development within the site:-

- DM5.2 Protection of Green Infrastructure
- DM5.5 Managing effects on Biodiversity and Geodiversity
- DM5.7 Wildlife Corridors
- DM5.9 Trees, Woodland and Hedgerows

Ecological Appraisal

An Ecological Appraisal (OS Ecology May 2022) has assessed the site which comprises a large playing field used for sports and frequented by dog walkers. The grassland is of low floral diversity and comprises of species typical of amenity grassland. A row of immature to semi-mature trees line the site boundary in places to the north, east and south. Wallsend Dene LNR/LWS lies adjacent to the site to the west with bramble scrub from the woodland bordering the site. A small area of Japanese rose, an invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1982 (as amended) was recorded on site to the northeast. The hardstanding and non-native shrub and hedgerow are of negligible value. The modified grassland is of low value. The line of trees, also considered to be of low value are the highest value habitat on site.

The site is considered to provide bat roosting opportunities of negligible to low value associated with the sports pavilion. A daytime bat risk assessment was undertaken on the building in June 2022 with no evidence of bats recorded during the survey and the building assessed as having a negligible to low risk of supporting roosting bats. The assessment concluded that as the only opportunities found on site could be fully examined with no evidence of bats no further survey work would be required. In addition, the trees on site were found to be well sealed and are not considered to provide opportunities for roosting bats and on-site habitats were considered to be of low value to foraging and commuting bats with the lines of trees providing the highest value although suitability is limited by light spill and noise from nearby roads.

The site is also considered to be of low ornithological value providing some opportunities for nesting birds in the tree line and hedgerows on site and due to the absence of ponds on site or within 500m, the likelihood of great crested newt on site is also negligible. Due to the nature of the site, other protected species are considered likely to be absent although the priority species European hedgehog is considered likely to frequent the site and use the grassland and margins for foraging.

Due to the nature of the low value habitats within the site and the predicted impacts on protected and notable species as a result of the proposals, no further survey work is recommended

The EA concludes that the following impacts may occur as a result of the scheme:

- Loss of habitats considered to be of low ecological importance
- Root asphyxiation and/or damage to neighbouring or retained trees through ground works and/or soil compaction.
- Disturbance to bats and other nocturnal species using habitats within Wallsend Dene LNR/LWS as a result of increased light spill from the sports pitches.
- Impacts to Wallsend Dene LWS/LNR as a result of drainage from the site.
- Loss of low value bat foraging and commuting habitat through the loss of the grassland.
- The negligible to low risk of causing disturbance and harm to roosting bats, should they be present at the time of demolition of the sports pavilion.
- Loss of roosting opportunities considered to be of negligible to low suitability

through the loss of the sports pavilion

- A risk of harm to nesting birds should vegetation removal or pruning be undertaken during works.
- Spread of the Schedule 9 invasive plant species Japanese rose.
- Loss of habitat considered likely to be used intermittently by the priority species European hedgehog.
- Risk of mammals becoming trapped in excavations created during site works.

A number of mitigation and compensation measures are therefore recommended to address any impacts and these will be conditioned as part of the application.

Biodiversity Net Gain Assessment/Biodiversity Metric 3.1

The Biodiversity Metric indicates that around 2.8ha of modified grassland (amenity grass) will be lost to accommodate the scheme. Post development plans indicate that 0.55ha of the retained amenity grassland will be enhanced to create species rich grassland and habitat creation plans include approximately 0.7ha of mixed native scrub, SUDs features that include a SUDs pond and drainage swales and a number of urban trees. The number of urban trees has been increased from 42 to 55 across the site to provide visual amenity and structure planting and to increase biodiversity value within the site. Based on these figures there will be an overall net gain of 8.44% in habitat units and a 28% net gain in hedgerow units.

Arboricultural Impact Assessment (AIA)

The submitted AIA (July 2022) confirms that the construction of the proposed layout will necessitate the removal of one individually surveyed tree and a small section of one group of trees. Tree 8, a Category B Whitebeam, would need to be removed to create the new vehicular access. A section of Group 3 would also need to be removed to connect the proposed drainage route to the existing Dene. Group 3 is a scrubby group containing mostly category C individuals but classified as Category B due to its collective value. From an arboricultural perspective, the magnitude of impact from the tree losses is considered to be low. It is considered that the Landscape Strategy for the site will adequately address the loss of the Category B Whitebeam tree and the small section of Group 3 with all other trees on site being retained. A Tree Protection Plan (Appendix 4) has also been submitted that indicates the location of protective fencing to be installed to protect retained trees on the site during construction.

Landscape Strategy

The submitted Landscape Strategy (Project Ref:21-014 DWG 402 Rev P3) shows extensive species rich grassland, mixed native scrub and tree planting around the site boundaries as well as SUDs features (swale & attenuation pond) that will enhance the site, deliver a net gain for biodiversity and enhance the wildlife corridor.

Drainage

A Flood Risk Assessment (26th July 2022) has been submitted to support the application. Attenuation for the pavilion and car park areas will be provided within a SuDS pond to the south of the pavilion building and attenuation for the artificial grass pitch will be provided within the pitch sub-base. Foul drainage from the site will be discharged into the public sewer network within St Peter's Road. A swale along the western portion of the southern boundary is also included to provide enhanced biodiversity benefits within the site. Flows from the piped surface water network will outfall into the swale, as shown on drawing 22-034-001. At this stage, it is envisaged that the swale will follow the ground topography, with a base width of 150mm and

side slopes of 1:3. The detailed design, including any planting etc, will be confirmed as part of the landscaping masterplan for the site.

The drainage from the swale will enter an existing drainage system on the western boundary of the site which flows into the Wallsend Dene watercourse and through the Wallsend Dene Local Wildlife Site (LWS) and Local Nature Reserve (LNR). A condition will need to be attached to the application to ensure that any works in this area are undertaken in accordance with a Construction Environmental Management Plan (CEMP) to ensure there are no adverse impacts on the LWS.

Lighting

A 'Sports Lighting Performance Report' has been submitted to support the application. Floodlighting is proposed as part of the scheme to illuminate the new artificial grass pitch (AGP) with a number of lighting columns standing at 17m height to be installed on the northern and southern boundaries of the pitch. The lighting report indicates that both vertical and horizontal illuminance (LUX) levels are 1 and below along the adjacent tree line to the north of the pitch. The OS Ecology Report has assessed the site for bats, including the tree line to the north and stated the following in section 4.4 of the Report:

"The on-site habitats are considered to be of low value to foraging and commuting bats and are thought to likely only be used by low numbers of locally roosting pipistrelles. The lines of trees are of the highest value and may be used by foraging and commuting bats, although their suitability is limited by light spill and traffic noise from nearby roads"

Floodlighting of the AGP is the only lighting that has been indicated as part of the scheme and whilst it is close to the northern boundary and lux levels are high but directional within the new pitch area, the lighting information suggests light spill will be minimal (less than 1 lux) along the northern tree line. Given the fact that the ecology survey has found low levels of bat foraging/commuting and has assessed the existing tree line to the northern boundary as being limited for bats due to existing light spill and noise, it is considered from the information submitted that the impacts from lighting will not be significant on the tree line or foraging/commuting bats in this area. It has also been confirmed by the applicant that there is no other lighting proposed that would impact the western boundary where the Wallsend Dene LWS and LNR is located.

The following conditions should be attached to the application:

Conditions

- Within one month from the start on site of any operations such as site excavation works, site clearance (including site strip) for the development, a fully detailed landscape plan shall be submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall be in accordance with the habitat creation and enhancement details set out within the BNG Assessment & Biodiversity Metric (OS Ecology August 2022) and shall include details of the extent (sqm) of all new and enhanced habitats within the site, including the proposed timing of all new tree, shrub and wildflower grassland planting and ground preparation noting the species and sizes for all new plant species. Any new standard tree planting in addition to the feathered trees shall be a minimum 12-14cm girth. The landscaping scheme shall be implemented in accordance with the approved details within the first available planting season following the approval of details. All hard and soft landscape works

shall be carried out in accordance with the approved details and to a standard in accordance with the relevant recommendations of British Standard 8545:2014. Any trees or plants that, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting. Any amendments to the approved landscape details will require an updated Biodiversity Metric and Net Gain Assessment to be submitted to the LPA for approval to ensure that a biodiversity net gain will be delivered as part of the scheme.

- Within 4 weeks of any of the development hereby approved commencing on site, a 'Landscape Ecological Management & Monitoring Plan' (LEMMP) for onsite landscape mitigation and enhancement shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be in accordance with the approved Landscape Plan and the details set out within the approved BNG Assessment & Biodiversity Metric Reports (OS Ecology August 2022) and shall be implemented on completion of the scheme and thereafter for a minimum period of 30 years.

The Management Plan will be a long-term management strategy and will set out details for the creation, enhancement, management and monitoring of landscaping and ecological habitats within the site for a minimum period of 30 years. The Plan will also include details of regular Net Gain Assessment updates that include habitat condition assessments to evidence the success of the scheme and net gain delivery. Thereafter, these areas shall be managed and maintained in full accordance with these agreed details unless first agreed in writing by the Local Planning Authority

- Floodlighting of the AGP will be undertaken in accordance with the submitted Sport Lighting Performance Plan. Any additional lighting required as part of the scheme shall submit a detailed Lighting Strategy, including light spill plans to the LPA for approval prior to the lighting being installed.

- Any excavations left open overnight shall have a means of escape for mammals that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45°.

- No vegetation removal or works to features (buildings) that could support nesting birds will take place during the bird nesting season (March-August inclusive) unless a survey by a suitably qualified ecologist has confirmed the absence of nesting birds immediately prior to works commencing.

- The Schedule 9 invasive species Japanese rose was recorded on site. If this is to be removed as part of the works, this shall be undertaken in accordance with a Working Method statement which shall be submitted to the LPA for approval prior to removal.

- Demolition of the sports pavilion shall not be undertaken until a pre-works check by the consultant ecologist has taken place to confirm the absence of roosting bats. Demolition will also be undertaken in accordance with a Bat Working Method Statement that shall be submitted to the LPA for approval prior to works commencing on site.

- Full drainage details will be submitted to the LPA for approval prior to development commencing on site, including details of the drainage connection to the Wallsend Dene outfall, the attenuation pond and the drainage swale.

- A Construction Environmental Management Plan (CEMP) will be submitted to the LPA for approval prior to drainage works commencing on site and will detail mitigation measures and working methods to ensure the water quality and habitats associated with the Wallsend Dene LWS and watercourse are not impacted by the works.
- 10no. bird boxes (various designs) and 6no. bat boxes shall be installed on buildings and trees in suitable locations within the site. Details of bird and bat box specifications and locations shall be submitted to and approved in writing by the Local Planning Authority within 4 weeks of development commencing on site. Thereafter, these agreed details shall be installed prior to the completion of the scheme and permanently retained.
- No trees, shrubs or hedges within the site which are shown as being retained on the submitted plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed during the development phase other than in accordance with the approved plans or without the prior written consent of the Local Planning Authority.
- Prior to commencement of works starting on site, the trees within or adjacent to and overhang the site that are to be retained are to be protected by fencing and in the locations shown and detailed in the Tree Protection Plan submitted by Elliott Consultancy Ltd unless otherwise agreed in writing by the Local Planning Authority. No operational work, site clearance works or the development itself shall commence until the fencing is installed. The protective fence shall remain in place until the works are complete or unless otherwise agreed in writing with the Local Planning Authority. The protective fence is NOT to be repositioned without the approval of the Local Authority.
- All works to be carried out in accordance with the submitted Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement submitted by Elliott Consultancy Ltd and within the guidelines contained within BS5837:2012 and NJUG Volume 4. The AMS is to form part of the contractors method statement regarding the proposed construction works.
- Any new service installations or service diversions which will impact on the retained trees is to be carried out with works being undertaken by hand or suitable method such as an air spade to ensure works will not damage to the root systems of retained trees.
- The contractors construction method statement relating to traffic management/site compounds/contractor access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires must be submitted in writing and approved by the Local Planning Authority and include tree protection measures for the trees to be retained. Cabins, storage of plant and materials, parking are not to be located within the RPA of the retained trees as defined by the Tree Protection Plan and maintained for the duration of the works

Additional Conditions

Prior to the first use of the artificial pitches and clubhouse a noise management plan must be submitted to and approved in writing by the Local Planning Authority. Thereafter, the noise management plan, which shall control and mitigate the noise of users and spectators at the pitches and clubhouse, shall be implemented and

reviewed annually.

Reason: In order to protect the residential amenity of the nearby residents having regard to policy DM5.19 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

Prior to its first use, full acoustic details of the of the plant and equipment linked to the clubhouse must be submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate that the rating level measured at the residential dwellings of St Peter's Road is in accordance with BS4142 and is 5 decibels below the background noise level. Thereafter, the acoustic details shall be installed and maintained in accordance with the approved details.

Reason: In order to protect the residential amenity of the nearby residents having regard to policy DM5.19 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

Within 6 months of the installation of any external plant and equipment in connection with the approved development testing shall be undertaken to verify compliance with approved acoustic details and the results submitted to and approved in writing by the Local Planning Authority. Thereafter, the plant and equipment shall be operated in complete accordance with the approved details and maintained in working order.

Reason: In order to protect the residential amenity of the nearby residents having regard to policy DM5.19 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

There shall be no use of any playing pitch outside the hours of 08:00 and 22:00 on any day.

Reason: In order to protect the residential amenity of the nearby residents having regard to policy DM5.19 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

The lighting to the all-weather pitches shall be switched off between the hours of 22:10 and 07:30.

Reason: In order to protect the residential amenity of the nearby residents having regard to policy DM5.19 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

No sound reproduction equipment which is audible outside the curtilage of the premises shall be operated on the site.

Reason: In order to protect the amenities of occupiers of nearby properties having regard to policy DM5.19 of the North Tyneside Local Plan (2017).

All lighting in connection with the approved development must be installed in accordance with lighting performance report/plan (LED Lighting to Oversized Pitch, CLS013, 11.01.22 (Woodchurch)) and a validation report must be submitted to and approved in writing by the Local Planning Authority within 6 months of its installation. The validation report must demonstrate compliance with light spillage. Prior to the installation of any other lighting in connection with the approved development a detailed Lighting Strategy, including light spill plans, must be submitted to and approved in writing by the Local Planning Authority. Thereafter, all lighting shall be installed and maintained in accordance with the approved details.

Reason: In order to protect the amenities of occupiers of nearby properties having regard to policy DM5.19 of the North Tyneside Local Plan (2017).

Within one month from the start on site of any operations such as site excavation works, site clearance (including site strip) for the development, a fully detailed landscape plan shall be submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall be in accordance with the habitat creation and enhancement details set out within the BNG Assessment & Biodiversity Metric (OS Ecology August 2022) and shall include details of the extent (sqm) of all new and enhanced habitats within the site, including the proposed timing of all new tree, shrub and wildflower grassland planting and ground preparation noting the species and sizes for all new plant species. Any new standard tree planting in addition to the feathered trees shall be a minimum 12-14cm girth. The landscaping scheme shall be implemented in accordance with the approved details within the first available planting season following the approval of details. All hard and soft landscape works shall be carried out in accordance with the approved details and to a standard in accordance with the relevant recommendations of British Standard 8545:2014. Any trees or plants that, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting. Any amendments to the approved landscape details will require an updated Biodiversity Metric and Net Gain Assessment to be submitted to the LPA for approval to ensure that a biodiversity net gain will be delivered as part of the scheme.

Reason: To ensure a satisfactory standard of landscaping having regard to policies DM5.5, DM5.7 and DM5.9 of the North Tyneside Local Plan (2017).

Within 4 weeks of development commencing, a 'Landscape Ecological Management & Monitoring Plan' (LEMMP) for on and off-site landscape mitigation and enhancement shall be submitted to and approved in writing by the Local Planning Authority. The Plan must:

- be a long-term management strategy and will set out details for the creation, enhancement, management and monitoring of landscaping and ecological habitats within the site for a minimum period of 30 years;
 - be in accordance with the Landscape Plan and the details set out within the approved BNG Assessment & Biodiversity Metric Reports (OS Ecology August 2022).
 - include the survey and monitoring of the site for brownfield butterflies at regular intervals within the first 10 years of landscaping being implemented; and
 - include details of regular Net Gain Assessment updates that include habitat condition assessments to evidence the success of the scheme and net gain delivery.
- The LEMMP shall be implemented in accordance with the approved details on completion of the landscape scheme and thereafter for a minimum period of 30 years.

Reason: To ensure a satisfactory standard of landscaping having regard to policies DM5.5 and DM5.7 of the North Tyneside Local Plan (2017).

Any excavations left open overnight shall have a means of escape for mammals that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45°.

Reason: To ensure that local wildlife populations are protected in the interests of ecology, having regard to the NPPF and Policies DM5.5 and DM5.7 of the North Tyneside Local Plan.

No vegetation removal or works to features (buildings) that could support nesting birds shall take place during the bird nesting season (March-August inclusive) unless

a survey by a suitably qualified ecologist has confirmed the absence of nesting birds immediately prior to works commencing.

Reason: To ensure that local wildlife populations are protected in the interests of ecology, having regard to the NPPF and Policies DM5.5 and DM5.7 of the North Tyneside Local Plan.

Prior to the removal of any Schedule 9 invasive species Japanese rose, which was recorded on site, a Working Method Statement shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the Japanese rose shall be removed in accordance with the approved details.

Reason: In the interests of ecology, having regard to the NPPF and Policies DM5.5 and DM5.7 of the North Tyneside Local Plan.

Prior to the demolition of the sports pavilion, a Bat Working Method Statement shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, all demolition works shall take place in accordance with the approved details.

Reason: To ensure that local wildlife populations are protected in the interests of ecology, having regard to the NPPF and Policies DM5.5 and DM5.7 of the North Tyneside Local Plan.

Prior to the demolition of the sports pavilion a pre-works check must be undertaken by the Consultant Ecologist to confirm the absence of roosting bats. Thereafter, all demolition works shall take place in accordance with the Bat Working Statement.

Reason: To ensure that local wildlife populations are protected in the interests of ecology, having regard to the NPPF and Policies DM5.5 and DM5.7 of the North Tyneside Local Plan.

Prior to any drainage works commencing on site a Construction Environmental Management Plan (CEMP), which shall detail mitigation measures and working methods to ensure the water quality and habitats associated with the Wallsend Dene LWS and watercourse are not impacted by the works, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the CEMP shall be implemented in accordance with the approved details for the duration of the development.

Reason: To ensure that local wildlife populations are protected in the interests of ecology, having regard to the NPPF and Policies DM5.5 and DM5.7 of the North Tyneside Local Plan.

10no. bird boxes (various designs) and 6no. bat boxes must be installed in suitable locations within the site. Details, locations and specifications of the bird and bat boxes must be submitted to and approved in writing by the Local Planning Authority within 4 weeks of development commencing on site. Thereafter, these agreed details shall be installed prior to the completion of the scheme and permanently retained.

Reason: To ensure that local wildlife populations are protected in the interests of ecology, having regard to the NPPF and Policies DM5.5 and DM5.7 of the North Tyneside Local Plan.

Prior to commencement of development, trees within or adjacent to and overhanging the site that are to be retained are to be protected by fencing and in the locations shown and detailed in the Tree Protection Plan submitted by Elliott Consultancy Ltd unless otherwise agreed in writing by the Local Planning Authority. No operational work, site clearance works or the development itself shall commence until the fencing is installed. The protective fence shall remain in place until the works are complete

or unless otherwise agreed in writing with the Local Planning Authority. The protective fence is not to be repositioned without the approval of the Local Authority. Reason: In order to safeguard existing trees, the amenity of the site and locality, and in the interests of good tree management having regard to Policy DM5.9 of the North Tyneside Local Plan (2017).

All works shall be carried out in accordance with the submitted Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement (AMS) submitted by Elliott Consultancy Ltd and within the guidelines contained within BS5837:2012 and NJUG Volume 4. The AMS is to form part of the contractors method statement regarding the proposed construction works.

Reason: In order to safeguard existing trees, the amenity of the site and locality, and in the interests of good tree management having regard to Policy DM5.9 of the North Tyneside Local Plan (2017).

Any new service installations or service diversions, which will impact on the retained trees, is to be carried out with works being undertaken by hand or suitable method such as an air spade to ensure works will not damage to the root systems of retained trees.

Reason: In order to safeguard existing trees, the amenity of the site and locality, and in the interests of good tree management having regard to Policy DM5.9 of the North Tyneside Local Plan (2017).

Cabins, storage of plant and materials, parking are not to be located within the root protection area (RPA) of the retained trees as defined by the Tree Protection Plan.

Reason: In order to safeguard existing trees, the amenity of the site and locality, and in the interests of good tree management having regard to Policy DM5.9 of the North Tyneside Local Plan (2017).

Conditions to be removed:

19: Prior to the installation of any odour extraction/suppression equipment/air ventilation system/refrigeration or plant equipment installed at the premises in connection with the approved development full details must be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details and permanently retained.

20: Prior to the installation of any external plant or machinery in connection with the approved development (pursuant to condition no.19 of this approval) a noise scheme must be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with BS4142 and must determine the current background noise levels for daytime, evening and night (if the plant or equipment is operating for 24 hours) without the plant operating, at the boundary of the nearest residential premises and include appropriate mitigation measures, where necessary, to ensure the rating level of all external plant and equipment does not exceed the background noise levels. Thereafter the plant must be installed and maintained in accordance with the approved details.

21: Within one month of the installation of any external plant and equipment acoustic testing shall be undertaken to verify compliance with condition no.20 of this approval and the results submitted in writing for the approval of the Local Planning Authority. Thereafter, the plant and equipment shall be operated in complete accordance with the approved details and maintained in working order.

22: All plant and machinery shall be enclosed with sound insulation materials in accordance with a scheme to be submitted to and agreed by the Local Planning Authority in writing and the plant and machinery shall not be used until the approved soundproofing has been implemented.

24: Notwithstanding the approved details and prior to the installation of any floodlighting or other form of external lighting, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority.