

ADDENDUM 1 - 04.05.2023

Application No:	21/01779/REM	Author:	Maxine Ingram
Date valid:	2 August 2021	☎:	0191 643 6322
Target decision date:	27 September 2021	Ward:	Northumberland

Application type: approval of reserved matters

Location: Land West of Mackley Court, Wallsend Tyne And Wear

Proposal: Reserved matters for the approval for the access, scale, layout, appearance and landscaping of planning approval 12/02025/FUL - Construction of 1no. retail / commercial unit falling within Use Class E (Amended plans received 17.01.2023)

Applicant: VB Benton Limited, Mr Hogan C/o BH Planning & Design 1 Hood Street Newcastle-upon-Tyne NE1 6JQ

Agent: BH Planning & Design, Fraser Tinsley 1 Hood Street Newcastle-upon-Tyne NE1 6JQ

RECOMMENDATION: Application Permitted

1.0 Revised conditions

1.1 Conditions 1, 2, 3, 4 and 6 have been amended to include the correct revision of the submitted Proposed Site Plan. The revision has been amended from T07 to T08:

1. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications:

- Site Location Plan Dwg No. EW-90-900 PL04
- Proposed Site Plan Dwg No. EW-90-902 Rev T08
- Elevation A (West) Elevation B (South) As Proposed Dwg No. EL-(20)-200 Rev T03
- Elevation C (East) Elevation D (North) As Proposed Dwg No. EL-(20)-201 Rev T03
- Proposed Plan Dwg No. PO-(20)-100
- Proposed drainage layout Dwg No. P20-387-4050HYD-ZZ-XX-DR-C-100 Rev P02
- Proposed drainage maintenance plan Dwg No. P20-387-4050HYD-ZZ-XX-DR-C-1002 Rev P02
- Surface water catchment plan Dwg No. P20-387-4050HYD-ZZ-XX-DR-C-1000 Rev P02
- Micro Drainage Calculations

Reason: To ensure that the development as carried out does not vary from the approved plans.

2. Notwithstanding Condition 1, the scheme for access shall be laid out in accordance with the approved plan (Proposed site plan Dwg No. EW-90-902 Rev T08) prior to the development hereby approved being brought into use. This access shall not be used for any other purpose and retained thereafter.

Reason: In the interests of highway safety and of the development having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

3. Notwithstanding the details submitted, the scheme for parking shall be laid out in accordance with the approved plan (Proposed site plan Dwg No. EW-90-902 Rev T08). These parking areas shall not be used for any other purpose and retained thereafter.

Reason: In the interests of highway safety and of the development having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

4. Notwithstanding Condition 1, the scheme for servicing and refuse collection shall be provided and laid out in accordance with the approved plan (Proposed site plan Dwg No. EW-90-902 Rev T08) prior to the development hereby approved being brought into use. These areas shall not be used for any other purpose and retained thereafter.

Reason: In the interests of highway safety and of the development having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

6. Notwithstanding Condition 1, the scheme for the provision of cycle parking shall be provided and laid out in accordance with the approved plans (Proposed site plan Dwg No. EW-90-902 Rev T08) prior to the development hereby approved being brought into use. The cycle parking areas shall not be used for any other purpose and retained thereafter.

Reason: In the interests of highway safety and of the development having regard to policy DM7.4 of the North Tyneside Local Plan (2017).