

ADDENDUM

Application No: 21/02188/FUL Author: Julie Lawson
Date valid: 13 October 2021 ☎: 0191 643 6337
Target decision date: 12 January 2022 Ward: Wallsend

Application type: full planning application

Location: Hadrian Yard A B And C Hadrian Way Wallsend Tyne And Wear

Proposal: Erection of a modular workshop building to provide a flexible indoor work area

Applicant: Smulders Projects UK, FAO Mr Chris Edwards Hadrian Yard
Hadrian Way Wallsend NE28 6HL

Agent: Lambert Smith Hampton, FAO Mr James Cullingford 41-51 Grey Street
Newcastle Upon Tyne NE1 6EE

RECOMMENDATION: Minded to grant legal agreement req.

S106 update:

The applicant has agreed to enter into a S106 legal agreement for a financial contribution of £15,185.35 to deliver employability interventions to upskill local residents to take advantage of apprenticeships/job opportunities.

Conditions:

The following conditions are updated/amended:

Condition 1. Updated plan references:

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

- Application form
- Site location plan
- Proposed Site Plan 8513-1002-01-E-03
- Proposed Floor Plans 8513-1004-01-E-01
- Elevations 8513-1003-01-E-01
- Proposed Section showing site levels 8513-1005-01-E-01
- Temporary Workshop Grillage Location 8513-0102-01-E-02

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

Condition 4 amended and condition 17 deleted:

Notwithstanding Condition 1, no development shall commence until a Construction Method Statement/Construction Environmental Management Plan (CEMP) for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall: identify the access to the site for all site operatives (including those delivering materials) and visitors, provide for the parking of vehicles of site operatives and visitors; storage of plant and materials used in constructing the development; provide a scheme indicating the route for heavy construction vehicles to and from the site; a turning area within the site for delivery vehicles; a detailed scheme to prevent the deposit of mud and debris onto the highway and a dust suppression scheme (such measures shall include mechanical street cleaning, and/or provision of water bowsers, and/or wheel washing and/or road cleaning facilities, and any other wheel cleaning solutions and dust suppressions measures considered appropriate to the size of the development) and measures to prevent contamination of the watercourse. The scheme must include a site plan illustrating the location of facilities and any alternative locations during all stages of development. The approved statement shall be implemented and complied with during and for the life of the works associated with the development.

Reason: This information is required pre development to ensure that the site set up does not impact on highway safety, pedestrian safety, retained trees (where necessary), ecology and residential amenity having regard to policies DM5.19 and DM7.4 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

Condition 5. Updated plan reference:

The location of the modular workshop shall be restricted to the areas indicated in Yard A or the location identified as the area of the Gantry Cranes, as shown on site layout plan drawing no. 8513-1002-01-E-03. The modular workshop is not permitted to be relocated for use in any other area of the site without the prior consent of the local planning authority. In addition it shall not be located within 30m of the River Tyne.

Reason: In the interest of residential amenity and ecology with regards to policies DM5.19 and DM5.5 of the North Tyneside Local Plan 2017.

Condition 11. Amended timescale for submission of details:

Prior to the occupation of the unit, details of the height, position, design and materials of any chimney or extraction vent to be provided in connection with the development have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than 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).

Condition 12. Amended timescale for submission of details:

Prior to the occupation of the unit, details of the air ventilation systems have been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented before the development is first occupied in accordance with the approved details and permanently retained.

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).

Recommendation:

Members are recommended to indicate that they are minded to grant this application subject to expiry of consultation with the Coal Authority and the addition, omission or amendment of any other conditions considered necessary. Members are also recommended to grant plenary powers to the Head of Housing, Environment and Leisure to determine the application following the completion of the Section 106 Legal Agreement to secure the following:

£15,185.35 to deliver employability interventions to upskill local residents to take advantage of apprenticeships/job opportunities.