

ADDENDUM 1 – 01.06.2022

Application No:	19/01085/REM	Author:	Maxine Ingram
Date valid:	8 August 2019	☎:	0191 643 6322
Target decision date:	7 November 2019	Ward:	Northumberland

Application type: approval of reserved matters

Location: Land To The West Of Station Road North And Land South Of East Benton Farm Cottages Station Road North Wallsend Tyne And Wear

Proposal: Reserved matters application for the submission of details of appearance, landscaping, layout and scale in respect of erection of 66 dwellings, garages, car parking together with associated boundary treatment and infrastructure pursuant to hybrid application 16/01885/FUL (amended plans 28.11.2019)

Applicant: Persimmon Homes (NE), FAO Miss Nicola Reed 2 Esh Plaza Sir Bobby Robson Way Great Park Newcastle Upon Tyne NE13 9BA

RECOMMENDATION: Application Permitted

It is proposed to delete conditions 2 (hours of construction), 4 (construction method statement), 5 (wheel washing) as these conditions are already imposed on the original grant of planning permission. Therefore, it is not considered necessary to repeat these conditions.

Current condition 3 has been amended to ensure the wording is applicable to this part of Phase 2:

Prior to the occupation of any dwelling hereby approved, a ventilation scheme for habitable rooms must be submitted for approval in writing and thereafter implemented to ensure an appropriate standard of ventilation that meets as a minimum System 3 of Table 5.2 of Approved Document F. Mechanical ventilation, with an extract vent in each habitable room, must be provided as a minimum for properties located to the northwestern boundary of the site adjacent to the scrap yard or an appropriate alternative source of ventilation that does not compromise the noise levels. For other properties, an alternative passive acoustic ventilation will be considered adequate. The ventilation to meet the requirements of Building Regulations with windows closed. Thereafter, these agreed details shall be implemented prior to the occupation of each dwelling and shall be permanently maintained and retained.

Reason: In order to protect the amenity of future occupants from undue noise and disturbance having regard to Policy DM5.19 of the North Tyneside Local Plan (2017).

The conditions will be re-numbered.