

## **ADDENDUM 25.10.18**

### **Item No: 5.3**

<b>Application No:</b>	<b>18/01060/FUL</b>	Author	Aidan Dobinson Booth
Date valid:	6 August 2018	:	
Target decision date:	5 November 2018	☎:	0191 643 6333
		Ward:	Valley

Application type: full planning application

**Location: Land North East Of Holystone Roundabout Earsdon Road  
Shiremoor NEWCASTLE UPON TYNE**

**Proposal: Erection of 4no units for retail (Class A1) and gym (Class D2) uses, with associated parking, servicing provision and landscaping (Amended Landscape Plans Submitted 02.10.18)**

Applicant: Guy Munden, C/o Agent Northumberland Estates Alnwick Castle Alnwick

Agent: Mr Daniel Gregg, Lichfields The St Nicholas Building St Nicholas Street Newcastle Upon Tyne NE1 1RF

**RECOMMENDATION:** Minded to grant legal agreement req.

#### 1. Local Lead Flood Authority

1.1 This application is for the erection of 4 units for retail (Class A1) & gym (Class D2) uses, with associated parking, servicing provision and landscaping. Outline permission has been granted for the site as a whole (15/01146/OUT) as well as reserved matters permission for the discount food store and cafe & drive thru (17/00606/REM).

1.2 The outline application proposed to use Recharge Wells in order to drain the site as part of the overall surface water management of the site. This is as a result of the lack of any localised surface water drainage networks or nearby watercourses. It is proposed that surface water runoff will be attenuated within an underground storage tank located within the car parking area this will have restricted discharge rate of 5 litres per second which will discharge into the ground below the site via recharge wells, a method which has been successfully applied to other sites in close proximity to this development. The developer has also ensured that the attenuation volumes provided within the site can accommodate flows/ volumes from all events up to and including the 1 in 100 year event.

1.3 The previous reserved matters application as well as the current full application has further developed this drainage strategy and subject to full detailed design, conditional approval is recommended.

#### 1.4 Recommendation - Conditional Approval

#### 1.5 Condition:

1.6 Notwithstanding the details submitted, the development shall not be occupied until the proposed surface water management has been implemented in accordance with the approved details and to the satisfaction of the Local Lead Flood Authority

Reason: In the interests of surface water management

1.7 Notwithstanding the details submitted, the development shall not be occupied until details of the management strategy for the monitoring, maintenance & clearing of the petrol interceptor has been submitted to and approved in writing by the Local Lead Flood Authority. Thereafter, this management strategy shall be implemented in accordance with the approved details and to the satisfaction of the Local Lead Flood Authority

Reason: In the interests of surface water management

#### 1.8 Officer Comments

1.9 There is no need for an additional condition in terms of surface water management, as it is already covered by condition 14. The following additional condition is recommended as condition 30.

30. Notwithstanding the details submitted, the development shall not be occupied until details of the management strategy for the monitoring, maintenance & clearing of the petrol interceptor has been submitted to and approved in writing by the Local Planning Authority. Thereafter, this management strategy shall be implemented in accordance with the approved details.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

#### 2. Highways England

2.1 Highways England are now in a position to remove the recommendation for non-determination dated 16 October 2018 and are satisfied for the application to proceed.

#### 3. Officer comments

3.1 The amended landscape has addressed the concerns of Highways England who are now satisfied for the application to proceed and be determined by Members.

3.2 Should Members be minded to grant planning permission the following conditions need to be amended to ensure that the refer to the current

landscaping plan which is Indicative Landscape Proposals Plan Drawing No: 105515/8001 Rev I.

1. The development hereby permitted shall be carried out in accordance with the following approved plans and specifications;

- Application form, dated 02.08.2018.
  - Site Location Plan, Drawing No. 2150 P2 - AL (0) 01 Rev B.
  - Arboricultural Impact Assessment for Trees at Holystone, North Tyneside, Revision B, dated 08.10.18
  - Arboricultural Impact Assessment - Tree Protection Plan Dwg. No. AIA TPP Rev C
  - Arboricultural Method Statement For Trees at Holystone, North Tyneside, Revision B, dated 08.10.18.
  - Arboricultural Method Statement Tree Protection Plan Dwg No. AMS TPP Rev B
  - Northumberland Park Shiremoor - Phase 2 Design Statement, Design and Access Statement.
  - Phase 2 External Lighting Layout, Dwg No. 2017009/Z(96)L005
  - Flood Risk and Drainage Strategy, D/I/D/105515/24, Issue 3, June 2018.
  - Proposed Streetscape Elevations, Dwg. No. 2150 P2-AL (0) 07 Rev B, dated 27.03.18.
  - Proposed Terrace Elevations, Dwg. No. 2150 P2 - AL (0) 06 Rev B, dated 20.03.18.
  - Proposed Terrace Floor Plans, Dwg. No. 2150 P2 - AL (0) 04 Rev F, dated 20.03.18
  - Northumberland Retail Park, Phase 2, Holystone, Extended Phase 1 Survey Update, dated 16 July 2018.
  - Indicative Landscape Proposals Plan, Dwg No. 105515/8001 Rev I.
  - Proposed Site Plan, Dwg No. 2150 P2 - AL (0) 03 Rev D.
  - Indicative Drainage Layout - Phase 2, Drawing No 105515/2023 Rev D
- Reason: To ensure that the approved development does not vary from the approved plans.

23. Notwithstanding Condition 1, the development hereby permitted shall be landscaped and planted in accordance with a fully detailed scheme which shall be in accordance with the principles of the approved Landscape Plan specified in condition 1, Indicative Landscape Proposals Plan Dwg No. 105515/8001 Rev I which shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is occupied. This shall also include a splayed footpath at the junction with the A186.  
Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping having regard to policy DM5.9 of the North Tyneside Local Plan 2017.

24. All planting, seeding or turfing comprised in the approved details of landscaping as shown on the approved Indicative Landscaping Proposals Plan Dwg No. 105515/8001 Rev I shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which,

within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the current or first planting season following their removal or failure with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation.

Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping having regard to policy DM5.9 of the North Tyneside Local Plan (2017).