

ADDENDUM
Item No: 8

Application No:	18/01159/FUL	Author	Maxine Ingram
Date valid:	14 September 2018	:	
Target decision date:	14 December 2018	☎:	0191 643 6322
		Ward:	Weetslade

Application type: full planning application

**Location: S And B EPS Warehouse West Of 2 Grieves Row Dudley
NORTHUMBERLAND NE23 7PY**

Proposal: Erection of two buildings connected to existing buildings with link corridors, erection of a substation and roof modification to existing building. Reorganisation of internal traffic movements to direct HGV to roundabout access

Applicant: Mr Darren Smith, C/o Agent S And B EPS Dudley Cramlington NE23 7PY

Agent: Mr Mark Grant, Portland Consulting Engineers 10 Bankside The Watermark Gateshead NE11 9SY

RECOMMENDATION: Permitted

The consultation period has expired. The recommended has been changed from minded to grant to permitted.

Additional comments from the applicant

The applicant's agent has submitted additional comments on Wednesday 12 December 2018. He has advised that conditions 22 and 23 would be ok although the plant runs from 06:00am but that should not be a problem. He has advised that the current wording of condition 25 to restrict external storage on site would not be acceptable as for insurance purposes the raw material is stored at the rear of the plant in octabins. He has also advised that sometimes finished goods are stored outside the loading doors awaiting vehicles to collect or to be loaded onto a trailer. The blocks produced at the present time are stored on vehicles during the night and when the new warehouse is built the blocks will be stored in there and not on articulated vehicles during the night. This will also reduce forklift movement on the land next to Sterling Organics.

Additional consultee comments

Contaminated Land Officer

ADDEND Committee Addendum Report

1

Printed:12/13/2018

I have read the Phase 2 Site investigation Report and I am satisfied that the site is suitable for its proposed use with regards to potential contamination, CON 001 does not need to be applied.

With regards to Gas 006 sections b through d still apply.

Manager for Environment Health (Pollution)

The Manager for Environmental Health has advised condition 25 should be reworded to reflect the applicants comments received 12.12.2018. Proposed wording:

External storage of raw materials within octabins shall be restricted to the rear of the site only and access is only permitted during daytime hours (07:00-23:00). All finished goods awaiting collection shall only be stored outside the loading doors.

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

Amendments to conditions

Conditions 5 (levels) and condition 9 (Contaminated Land) will be removed and the relevant documents/plans will be listed in Condition 1 as an approved document/plan.

Condition 1 (amended to include documents/plans to satisfy previously suggested conditions 5 and 9)

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

- Location plan Dwg No. 001 Rev B
- Site operations Dwg No. 004 Rev A
- Existing site plan (part) Dwg No. 002 Rev A
- Proposed site plan (part) Dwg No. 003 Rev A
- Existing elevations Dwg No. 100 Rev A
- Proposed site elevations Dwg No. 101 Rev A
- Existing roof plans Dwg No. 201 Rev A
- Proposed roof plans Dwg No. 202 Rev A
- Proposed building 1 plans, elevations and sections Dwg No. 301 Rev A
- Proposed building 2 plans, elevations and sections Dwg No. 401 Rev A
- Standard distribution substation drawing Ref No. C1061924 Rev A
- Ground Floor Slab Layout Dwg No. 601 Rev A

Approved documents :

Construction Method Statement/Management Plan - Produced by J Dalby&Son Ltd

Phase 2: Ground Investigation Report (Arc Environmental) Project No: 18-629

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

Condition 10: Gas Investigation (amended to reflect the contaminated land officer comments)

The development hereby permitted shall not be constructed above damp proof course level until the details of a scheme of site investigation and assessment to test for the presence and likelihood of gas emissions from underground workings, historic landfill, unknown filled ground or made ground has been submitted to and agreed in writing by the Local Planning Authority.

Upon approval of the method statement:

b) In the event that remediation is required following the assessment of the ground gas regime using current guidelines, then a method statement must be submitted to and approved in writing by the Local Planning Authority.

The detailed design and construction of the development shall take account of the results of the site investigation and the assessment should give regard to results showing depleted oxygen levels or flooded monitoring wells. The method of construction shall also incorporate all the measures shown in the approved assessment.

This should provide details of exactly what remediation is required and how the remediation will be implemented on site; details including drawings of gas protection scheme should be included.

c) Where remediation is carried out on the site then a validation report will be required. This report should confirm exactly what remediation has been carried out and that the objectives of the remediation statement have been met.

The validation report should include cross sectional diagrams of the foundations and how any gas protection measures proposed in the remediation method statement are incorporated. In the event that integrity testing of membranes is required then any test certificates produced should also be included.

A verification report shall be submitted to and approved in writing by the Local Planning Authority before the development is occupied/brought into use.

d) In the event that there is a significant change to the ground conditions due to the development, for example grouting or significant areas of hard standing; then additional gas monitoring should be carried out to assess whether the gas regime has been affected by the works carried out. In the event that the gas regime has been altered then a reassessment of remediation options shall be submitted to the Local Planning authority to be agreed in writing before the development is occupied/brought into use.

Thereafter the development shall not be implemented otherwise than in accordance with the scheme referred to in c) above.

Reason: In order to safeguard the development and/or the occupants thereof from possible future gas emissions from underground and or adverse effects of landfill gas which may migrate from a former landfill site having regard to policy DM5.19 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

Condition 25 (External storage) re-worded to reflect applicant's and environmental health comments

External storage of raw materials within octabins shall be restricted to the rear of the site only and access is only permitted during daytime hours (07:00-23:00). All finished goods awaiting collection shall only be stored outside the loading doors.

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