

ADDENDUM 05.05.16

Item No: 5.1

Application No:	16/00232/FUL	Author	Maxine Ingram
Date valid:	23 February 2016	:	
Target decision date:	24 May 2016	☎:	0191 643 6322
		Ward:	Camperdown

Application type: full planning application

Location: Land At Former Stephenson House Northumbrian Way Killingworth NEWCASTLE UPON TYNE

Proposal: Residential development for 87 units with associated access, landscaping and open space

Applicant: Bellway Homes North East, Bellway House Kings Park Kingsway North Gateshead Tyne And Wear NE11 0JH

Agent: Nathaniel Lichfield & Partners, FAO Mr Dominic Smith Generator Studios Trafalgar Street Newcastle Upon Tyne, Tyne And Wear NE1 2LA

RECOMMENDATION: Minded to grant legal agreement req.

The Coal Authority

The Coal Authority concurs with the recommendations of the Coal Mining Risk Assessment Report; that coal mining legacy potentially poses a risk to the proposed development and that intrusive site investigation works should be undertaken prior to development in order to establish the exact situation regarding coal mining legacy issues on the northern part of the site.

The Coal Authority recommends that the LPA impose a Planning Condition should planning permission be granted for the proposed development requiring these site investigation works prior to commencement of development of the northern site (plots 1 to 54 inclusive).

In the event that the site investigations confirm the need for remedial works to treat the areas of shallow mine workings to ensure the safety and stability of the proposed development, this should also be condition to ensure that any remedial works identified by the site investigation are undertaken prior to the commencement of development.

A condition should therefore require prior to the commencement of development:

- The submission of a scheme of intrusive site investigations for approval;
- The undertaking of that scheme of intrusive site investigations;

- The submission of a report of findings from the intrusive site investigations;
- The submission of a scheme of remedial works for approval; and
- The implementation of those remedial works.

The Coal Authority considers that the content and conclusions of the Geo-environmental Desk Study and Coal Mining Risk Assessment are sufficient for the purpose of the planning system and meets the requirements of NPPF in demonstrating that the application site is, or can be made safe and stable for the proposed development.

The Coal Authority therefore has no objection to the proposed development subject to the imposition of a condition or conditions to secure the above.

Officer Comments

Recommend the following additional condition;

Prior to development of plots 1-54 inclusive a scheme of intrusive site investigation works shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the intrusive site works shall be carried out in accordance with the approved details. If required a scheme for remedial works shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the remedial works shall be carried out in accordance with the approved details prior to the first occupation of dwellings on plots 1-54 inclusive.

Reason: In order to ensure the land stability of the site in accordance with the advice in NPPF. This condition needs to be pre-commencement, as it is important that the measures of the initial site investigation are agreed prior to the works commencing on site.