

## 10.10.2017 ADDENDUM

### Item No: 1

<b>Application No:</b>	<b>17/00956/FUL</b>	<b>Author :</b>	Rebecca Andison
<b>Date valid:</b>	14 July 2017	<b>☎:</b>	0191 643 6321
<b>Target decision date:</b>	13 October 2017	<b>Ward:</b>	Riverside

Application type: full planning application

**Location: Howdon Landfill Site And Land West Of Waste Transfer Station And Civic Amenity Site Wallsend Road North Shields Tyne And Wear**

**Proposal: New depot encompassing accommodation for; service vehicle maintenance, staff welfare, associated offices & archive store. external works to incorporate car parking, fueling station, vehicle wash facilities, storage containers, salt barn, gatehouse and ancillary minor structures. External works to include drainage and attenuation systems**

Applicant: North Tyneside Council, FAO Ian Lillie Quadrant The Silverlink North Cobalt Business Park Newcastle Upon Tyne NE27 0BY

Agent: Kier North Tyneside, FAO Mr Guy Holmes Block C Harvey Combe Killingworth Newcastle Upon Tyne NE12 6UB

**Recommendation: Application permitted**

#### Additional consultee comments

##### Biodiversity Officer

Additional and amended conditions are recommended as listed below.

#### Additional Conditions

35) Prior to occupation of the development a scheme of surface water management (swales) must be submitted to and approved in writing by the Local Planning Authority. The scheme must ensure appropriate habitat creation and biodiversity enhancements are incorporated, and will require profiling of the swales to provide ecological benefits. The scheme must include a full list of plant species. Thereafter the scheme must be implemented in accordance with the agreed details.

Reason: To ensure that local wildlife populations are protected in the interests of ecology, having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan.

36) Prior to development commencing a dingy skipper mitigation strategy must be submitted and agreed in writing by the Local Authority. The 'strategy' must provide full details (including the extent and locations) of habitat translocation from the development site to an approved donor site, and a timescale for implementation. Thereafter the scheme must be implemented in accordance with the agreed details.

Reason: This is required prior to development commencing in order to ensure that local wildlife populations are protected in the interests of ecology, having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan.

37) Prior to development commencing a detailed landscape plan for off-site neutral grassland mitigation, on a site to be agreed, must be submitted to and approved in writing by the Local Planning Authority. The plan must include details of how neutral grassland will be created or improved, the extent of habitat created or improved and the grassland specification. Thereafter the scheme must be implemented in accordance with the agreed details.

Reason: This is required prior to development commencing in order to ensure that local wildlife populations are protected in the interests of ecology, having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan.

38) A detailed 10 year 'Management and Monitoring Strategy' for the off-site dingy skipper and neutral grassland site as agreed under conditions 36 and 37 must be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development.

Reason: To ensure that local wildlife populations are protected in the interests of ecology, having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan.

39) A 2.0m wide strip of grassland should be retained to protect the hedgerow on the eastern boundary of the southern site. Prior to development commencing details of measures to protect the hedge during the construction work must be submitted to and approved in writing by the Local Planning Authority. Thereafter the scheme must be implemented in accordance with the agreed details.

Reason: This is required prior to development commencing in order to ensure that local wildlife populations are protected in the interests of ecology, having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan.

40) Protection measures must be provided around the base of the existing retained neutral grassland mound to ensure this area is not damaged during the course of the works. Details of the protection measures to be submitted to the Local Authority for approval prior to development commencing. Thereafter the scheme must be implemented in accordance with the agreed details.

Reason: This is required prior to development commencing in order to ensure that local wildlife populations are protected in the interests of ecology, having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan.

41) 10no. bat boxes and 10no. bird boxes must be provided in suitable locations within the development site. Details of bat and bird box specifications and locations must be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development. Thereafter the scheme must be implemented in accordance with the agreed details before the development is occupied.

Reason: To ensure that local wildlife populations are protected in the interests of ecology, having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan.

42) The Bat Survey report undertaken for the site must be submitted and approved in writing by the Local Planning Authority prior to development commencing. Any recommendations made within the report must be incorporated as part of the mitigation scheme.

Reason: This is required prior to development commencing in order to ensure that local wildlife populations are protected in the interests of ecology, having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan.

43) No trees, shrubs or hedgerows within the site or adjacent to the site which are shown as being retained on the approved Tree Protection Plan shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within five years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species until the Local Planning Authority gives written consent to any variation.

Reason: To ensure that trees and hedges are adequately protected from damage; having regard to policy DM5.9 of the North Tyneside Local Plan.

44) The development, including site clearance, should be carried out in accordance with the submitted Arboricultural Method Statement and should include:-

-Detailed tree pruning specification in accordance with BS3998:2010 Recommendations for Tree Works

-Details of any construction works including the installation of fence posts or any structures within the root protection area as defined by BS5837:2012.

-Details of the location of any underground services and methods of installation which make provision for protection and the long-term retention of the trees. No services shall be dug or laid into the ground other than in accordance with the approved details.

-Details of any changes in ground level, including existing and proposed levels required within the root protection area as defined by BS5837:2012. Details of

the arrangements for the implementation, supervision and monitoring of works required to comply with the arboricultural method statement.

-Any variation to the approved AMS and TTP must be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that trees and hedges are adequately protected from damage; having regard to policy DM5.9 of the North Tyneside Local Plan.

#### Amended conditions

22) Prior to the commencement of any site clearance works there shall be submitted to the Local Planning Authority for their approval a scheme showing the type, height and position of protective fencing to be erected around each tree or hedge to be retained. Unless otherwise agreed in writing by the Local Planning Authority this shall comprise a vertical and horizontal framework of scaffolding, well braced to resist impacts-or chain link fencing and positioned at the locations as shown on the submitted Arboricultural Impact Assessment and Tree Protection plan.

No site clearance works or the development itself shall be commenced until such a scheme is approved by the Local Planning Authority and thereafter the development hereby permitted shall only be carried out in accordance with that scheme. The area surrounding each tree group /hedgerow within the approved protective fencing shall be protected for the full duration of the development and shall not be removed or repositioned without the prior written approval of the Local Planning Authority and in particular in these areas:

- a) There shall be no changes in ground levels;
- b) No materials or plant shall be stored;
- c) No buildings or temporary buildings shall be erected or stationed;
- d) No materials or waste shall be burnt;
- e) No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority, and
- f) In carrying out the development, the developer shall conform with the recommendations in BS 5837:2012 in relation to the protection of trees during construction.

Reason: This information is required pre development to ensure that trees and hedges are adequately protected from damage from the start of development; having regard to policy DM5.9 of the North Tyneside Local Plan.

34) Prior to installation of any floodlighting or other form of external lighting, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. Lighting must be designed to minimise light spill and any adverse impacts on adjacent woodland, scrub, grassland and hedgerow habitats within or adjacent to the site.

This shall include the following information:

- a statement of frequency of use, and the hours of illumination;

- a site plan showing the area to be lit relative to the surrounding area, indicating parking or access arrangements where appropriate, and highlighting any significant existing or proposed landscape or boundary features;
- details of the number, location and height of the proposed lighting columns or other fixtures;
- the type, number, mounting height and alignment of the luminaires;
- the beam angles and upward waste light ratio for each light;
- an isolux diagram showing the predicted illuminance levels at critical locations on the boundary of the site and where the site abuts residential properties or the public highway to ensure compliance with the institute of lighting engineers Guidance Notes for the reduction of light pollution to prevent light glare and intrusive light for agreed environmental zone ; and
- where necessary, the percentage increase in luminance and the predicted illuminance in the vertical plane (in lux) at key points.

The lighting shall be installed and maintained in accordance with the approved scheme.

Reason: To safeguard the amenity of nearby residents, and to ensure that local wildlife populations are protected, having regard to policy DM5.19 and DM5.5 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

