

25.10.2017 ADDENDUM

Item No: 1

Application No:	17/00452/FUL	Author	Rebecca Andison
Date valid:	11 April 2017	:	
Target decision date:	11 July 2017	☎:	0191 643 6321
		Ward:	Tynemouth

Application type: full planning application

Location: 14 - 16 Northumberland Square North Shields Tyne And Wear NE30 1PX

Proposal: Demolition of redundant office extensions to the rear of 13-16 Northumberland Square. Conversion and extension to 13-16 Northumberland Square into 10no self contained apartments and 2no dwelling houses including repair and refurbishment. Erection of 13no Dwellings and 3no apartments to the 'Gap site' bordered by Albion Road and Upper Camden Street with associated parking (AMENDED PLANS)

Applicant: Mr Fergus Mitchell, Quadrant East 16 The Silverlink North Cobalt Business Park WEST ALLOTMENT NE27 0BY

RECOMMENDATION: Application permitted

Additional Consultee Comments

Natural England

No objection subject to appropriate mitigation being secured.

We consider that without appropriate mitigation the application would:

- have an adverse effect on the integrity of Northumbria Coast Special Protection Area (SPA)
- damage or destroy the interest features for which Northumberland Shore Site of Special Scientific Interest (SSSI) has been notified

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

- Information packs to be provided to residents, which are to be conditioned

Further advice on mitigation -

Natural England notes that a shadow Habitats Regulations Assessment (sHRA) has now been provided for this application. The sHRA recommends informing new residents of alternative walking routes and recreational facilities

to prevent or reduce impacts of recreational disturbance to the coastal designated sites.

We have been advised that the applicant has agreed with providing information packs to new residents. In addition, the measure is to be conditioned, so that details of the information pack must be submitted to and approved in writing by the Local Planning Authority to ensure that the appropriate and correct information has been included in the packs and that they are distributed to all future residents.

We concur that this mitigation measure will mean that the project is unlikely to have significant effects alone on the Northumbria Coast SPA or adverse impacts on Northumberland Shore SSSI. However, as interpretation alone is unlikely to prevent all potential impacts, there may be some residual effects. This should be recorded in the HRA screening report for this proposal and be taken into account in any in-combination assessments for forthcoming relevant developments.

Amended condition

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

Elevations proposed 521 : GS106 A

Elevations proposed 521 : NS106 B

Plans proposed 521 : NS105 B

Site plan proposed 521 : SP2 C

Second floor plan proposed 521 : GS104

First floor plan proposed 521 : GS103

Ground floor plan proposed 521 : GS102

Plans general arrangement 521 : GS101

Proposed sections 521 : NS107

Roof plan proposed 521 : GS105

Sections and elevations proposed 521 : GS107

Room by room schedule of items for removal/retention for listed building consent purposes V.05

Condition Report and Specification for The Stonework Repairs to Front Elevation Facade June 2017

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

Additional condition

38) All residents of the development shall be provided with an information pack to explain the ecological importance of the coast and details of alternative recreational facilities in the local area. Details of the information pack must be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development, and the agreed pack must

be distributed to all future residents prior to, or on commencement of their occupation.

Reason: To mitigate the impact of additional visitor number of the Northumberland Coast SPA and Northumberland Shore SSSI; in the interests of ecology, having regard to the NPPF and Policy DM5.5 and DM5.6 of the North Tyneside Local Plan.