



Drainage details 19N2021(G)-135 Rev P1

Reason: For the avoidance of doubt and in the interests of proper planning, and in order to achieve a satisfactory form of development in accordance with the National Planning Policy Framework and saved Policy EN1.1 of the Unitary Development Plan and Policy CS15 of the Core Strategy and Urban Core Plan

3. The development shall only be carried out in accordance with the 'Annuity Phase 2 - Sustainability Statement', 'Wansford Avenue HQM Pre-Assessment Report' and 'Wansford Avenue BREEAM Pre-Assessment Report' to minimise the developments energy demand and reduce its whole life CO2 equivalent emissions.

Reason: To ensure that the development will be sustainable and able to function effectively in a changing climate and address impacts on climate emissions, in accordance with the National Planning Policy Framework and Policies CS1, CS13, CS15 and CS16 of the Core Strategy and Urban Core Plan.

4. The development shall not be brought into use until the car parking area indicated on the approved plans, including any disabled car parking spaces contained therein, has been hard surfaced, sealed and marked out in parking bays. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and saved Policies T4.5 and T7.1 of the Unitary Development Plan and Policy CS13 of the Core Strategy and Urban Core Plan.

5. The development shall not be brought into use until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before the development is brought into use. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and saved Policies T4.5 and T7.1 of the Unitary Development Plan and Policy CS13 of the Core Strategy and Urban Core Plan.

6. Development shall not be brought into use until details of the proposed highway works associated with the development have been submitted to and approved in writing by the Local Planning Authority. The buildings shall not be occupied until the highway works have been constructed in accordance with the approved plans.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and saved Policy T7.1 of the Unitary Development Plan and Policy CS13 of the Core Strategy and Urban Core Plan.

7. Twelve months after first occupation of the development details of a Full Delivery and Service Plan shall be submitted to and approved in writing by the Local Planning Authority. At all times thereafter the approved Full Delivery and Service Plan shall be implemented in accordance with the approved details. This Full Delivery and Service Plan shall include: i details of and results from an initial delivery and servicing survey; ii clearly specified ongoing targets for deliveries and servicing; iii a plan for monitoring and reviewing the effectiveness of the Delivery and Service Plan; and iv a scheme providing for a biennial monitoring report to be submitted to the Local Planning Authority regarding the implementation of the Full Delivery and Service Plan.

Reason: In the interests of Sustainable Development, in accordance with the National Planning Policy Framework and Policies CS1, CS13 and UC8 of the Core Strategy and Urban Core Plan.

8. The development shall not be occupied until details of electric vehicle charging points associated with the development have been submitted to and approved in writing by the Local Planning Authority. The

development shall then be occupied until the electric charging points have been carried out in accordance with the approved details and the charging points shall then be retained for use at all times thereafter.

Reason: In the interests of facilitating the use of electric vehicles to reduce the lifetime CO2 emissions arising from the development, in accordance with the National Planning Policy Framework and Policy CS13 of the Core Strategy and Urban Core Plan.

9. The development shall not be brought into use until details of refuse storage facilities and refuse storage plan for the development have been submitted to and approved in writing by the Local Planning Authority. The details are to include the location and design of the facilities and arrangement for the provision of the bins. The approved refuse storage facilities shall be implemented before the development is brought into use/ shall be implemented before occupation. There after the refuse storage facilities and refuse storage plan shall operate in accordance with approved details.

Reason: In the interests of the amenity of the surrounding area and highway safety, in accordance with the National Planning Policy Framework and saved Policies EN1.1, H2 and T7.1 of the Unitary Development Plan and Policy CS14 of the Core Strategy and Urban Core Plan.

10. Development shall not commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement shall, where applicable, provide for: i. details of temporary traffic management measures, temporary access, routes and vehicles; ii. wheel washing facilities; iii. the parking of vehicles of site operatives and visitors; iv. the loading and unloading of plant and materials; v. storage of plant and materials used in constructing the development; vi. measures to control vibration; vii. measures to control the emission of dust and dirt; viii. a scheme for the recycling and disposing of waste as a result of construction works; ix. hours of operation comprising 0800 hours to 1800 hours Monday to Friday and 0800 to 1300 hours on a Saturdays only with no works on a Sunday or Bank Holiday, unless otherwise agreed in writing by the local planning authority; x. the erection and maintenance of security hoardings, including decorative displays and facilities for public viewing; and xi. communication plan for liaising with the public. xii. details of measures for the protection of the Geo-cellular tank during construction.

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework and saved Policies H2, POL7 and T7.1 of the Unitary Development Plan and Policy CS14 of the Core Strategy and Urban Core Plan. The details are required to be submitted and approved in advance of works commencing on site to ensure the development is undertaken in a manner to protect residential amenity.

11. Development shall not commence until details of hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include existing trees, shrubs and other landscape features (indicating which are to be retained and which removed); planting plans, specifications and schedules; existing and proposed levels and contours; means of enclosure, walls, retaining walls and boundary treatment; paving and other surface treatment including car parking and circulation layouts; items of landscape furniture, equipment, storage, signage, and lighting; services and drainage; location of site cabins and compounds. The approved landscape works shall be completed no later than the end of the first planting season following first occupation of the development or in accordance with a programme agreed in writing with the Local Planning Authority. The approved landscape works shall be planted and maintained in accordance with the current versions of British Standards BS8545:2014 and BS4428 for a period of five years commencing on the date of Practical Completion and during this period any trees or plants which die or become diseased shall be replaced in the first available planting season with others of similar size and species and any grass that fails to establish shall be re-established.

Reason: In the interests of the visual amenity of the locality, in accordance with the National Planning Policy Framework and saved Policies NC1.7, EN1.1, EN3 and EN3.2 of the Unitary Development Plan and Policies CS15 and CS18 of the Core Strategy and Urban Core Plan . The details are required to be submitted and approved in advance of works commencing on site to ensure the developments landscaping is incorporated into the design of the development in the interests of visual amenity of the area.

12. Unless in accordance with the approved plans, no trees, hedges, or shrubs shall be removed, pruned or damaged without the prior written permission of the Local Planning Authority during construction works.  
Reason: To retain existing landscape features in the interests of the visual amenity of the area, in accordance with the National Planning Policy Framework and saved Policies NC1.7, EN3 and EN3.2 of the Unitary Development Plan and Policies CS15 and CS18 of the Core Strategy and Urban Core Plan.
13. Development shall not commence until the tree protection fencing and other measures (including special construction techniques) set out in the application have been erected on site in accordance with the approved details. The fencing and other measures shall be retained intact for the duration of the construction works and there shall be no access, storage, ground disturbance or contamination within the tree protection area. Where access is required into the tree protection area this shall be in accordance with the method statement provided as part of the approved details.  
Reason: To ensure the protection of existing landscape features, in the interests of visual amenity in accordance with the National Planning Policy Framework and saved Policies NC1.7, EN3 and EN3.2 of the Unitary Development Plan and Policies CS15 and CS18 of the Core Strategy and Urban Core Plan.
14. Prior to any work commencing, certification of the installation and inspection of the approved tree protection works is to be provided to Council by a suitably qualified person (the project arborist) to ensure the proper protection and management of the tree/s required to be retained. A copy of the arboricultural supervision certificate with photo evidence is to be issued to Council within seven (7) days of the inspection and prior to any works commencing.  
Reason: In the interests of the visual amenity of the locality, in accordance with the National Planning Policy Framework and saved Policies NC1.7, EN1.1, EN3 and EN3.2 of the Unitary Development Plan and Policies CS15 and CS18 of the Core Strategy and Urban Core Plan.
15. The development shall not be brought into use until the approved sustainable urban drainage scheme has been implemented. Thereafter, the sustainable urban drainage scheme shall be managed and maintained in accordance with the agreed management and maintenance plan.  
Reason: To ensure a sustainable form of land drainage is implemented, in accordance with the National Planning Policy Framework and Policy CS17 of the Core Strategy and Urban Core Plan.
16. Development shall not commence until an Investigation and Risk Assessment to assess the nature and extent of any contamination on the site (whether or not it originates on the site) has been submitted to and approved in writing by the Local Planning Authority. The details of the Investigation and Risk Assessment shall include measures to provide for: i a survey of the extent, scale and nature of contamination; ii an assessment of the potential risks to: · human health; · property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; · adjoining land; · ground waters and surface waters; · ecological systems; · archaeological sites and ancient monuments; and iii an appraisal of remedial options, and proposal of the preferred option(s). The Investigation and Risk Assessment shall be implemented as approved and must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination CLR11".  
Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with the National Planning Policy Framework and saved Policy POL6 of the Unitary Development Plan and Policy CS14 of the Core Strategy and Urban Core Plan . The details are required to be submitted and approved in advance of works commencing on site to ensure the development is undertaken in a manner to protect future users of the site and the environment.
17. Development shall not commence until a detailed Remediation Scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The Remediation Scheme must include all works to be undertaken, proposed

remediation objectives and remediation criteria, timetable of works and site management procedures. The Remediation Scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Once the Remediation Scheme has been approved in writing by the Local Planning Authority it shall be known as the Approved Remediation Scheme.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with the National Planning Policy Framework and saved Policy POL6 of the Unitary Development Plan and Policy CS14 of the Core Strategy and Urban Core Plan . The details are required to be submitted and approved in advance of works commencing on site to ensure the development is undertaken in a manner to protect future users of the site.

18. The Approved Remediation Scheme shall be implemented in accordance with the approved timetable of works. Within [insert] months of the completion of measures identified in the Approved Remediation Scheme, a validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with the National Planning Policy Framework and saved Policy POL6 of the Unitary Development Plan and Policy CS14 of the Core Strategy and Urban Core Plan.

19. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. A Risk Assessment must be undertaken, and where remediation is necessary a Remediation Scheme must be prepared and submitted to the Local Planning Authority. Following completion of measures identified in the Approved Remediation Scheme a verification report must be prepared and submitted.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with the National Planning Policy Framework and Policy CS17 of the Core Strategy and Urban Core Plan and Policy CS14 of the Core Strategy and Urban Core Plan.

20. The development hereby permitted shall only take place in accordance with the methods and mitigation and mitigation as set out in the Extended Phase One Habitat Survey Version 1.0 (Newcastle City Council January 2020) and . drawing number 20\_05\_04\_Brunel\_Terrace\_Habitat\_Mitigation (Newcastle City Council, May 2020).

Reason: In the interests of mitigating the impacts of the development on ecology, in accordance with the National Planning Policy Framework and Policy CS18 of the Core Strategy and Urban Core Plan.

21. The development shall provide 100% affordable housing for people with care and support needs. The dwellings shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework 2019 or any future guidance that replaces it.

Reason: In the interests of securing affordable housing in accordance with the National Planning Policy Framework and Policy CS11 of the Core Strategy and Urban Core Plan.

22. The development hereby approved shall only take place in accordance with the Targeted Recruitment and Training Method Statement June 2019.

Reason: In the interests of promoting economic and training opportunities in association with approved developments, in accordance with saved UDP Policy ED5 and the National Planning Policy Framework

23. The buildings shall be constructed so as to provide sound insulation against external noise to achieve internal bedroom levels of 30dB(A) and internal living room levels of 35dB(A) with windows shut and other means of ventilation provided. Thereafter, the sound insulation shall be retained in accordance with this standard.

Reason: To prevent nuisance from noise in the interests of residential amenity, in accordance with the National Planning Policy Framework and saved Policies POL8 and H2 of the Unitary Development Plan and Policy CS14 of the Core Strategy and Urban Core Plan.

24. Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "Proposed Drainage Layout" (19N2021(G)-130 Rev P4). The drainage scheme shall ensure that foul flows discharge to the foul sewer at manhole 1300 and ensure that surface water discharges to the surface water sewer at manhole 1224 at a restricted rate of 5l/sec.

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

### Informatives

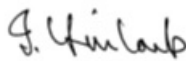
1. You are advised that the applicant is responsible for ensuring that the work to the trees is carried out in accordance with wildlife law particularly in relation to protected species e.g. bats, red squirrels and breeding birds. A guidance note is available from the Council's Ecology Officer on (0191) 277 7195 for further advice on this subject.

2. You are advised that under the terms of the Wildlife and Countryside Act no tree or scrub clearance should be undertaken during the bird nesting season (March-August inclusive) unless a checking survey has first been undertaken by a suitably qualified ecologist to confirm the absence of nests. You should contact the Council's Ecology Officer on (0191) 277 7195 for further information on this matter.

### GRDETZ

All correspondence to:  
Development Management  
Civic Centre  
Newcastle upon Tyne  
NE1 8QH

2020/0198/01/DET



INTERIM ASSISTANT DIRECTOR PLANNING

## **Notice to Applicant**

### **Appeals to the Secretary of State**

- If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within 6 months of the date of this notice, (unless it is a minor commercial development in which case you must do so within 12 weeks) using a form which you can get from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or on-line at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within; 28 days of the date of a service of the enforcement notice, or within six months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed on them, having regard to the statutory requirements, to the provisions of any Development Order and to any directions given under a Development Order.
- In practice the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

### **Purchase Notices**

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the City Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

### **Further Notes for applicant**

1. This consent is granted subject to conditions and it is the responsibility of the owner and the person responsible for the implementation of the development to ensure compliance with the planning conditions throughout the development and beyond. The approved development should be implemented in strict accordance with all of the planning conditions, and in particular any which require details to be approved prior to the commencement of development being authorised. Failure to do so may result in any commencement of development being unauthorised, which could be liable to enforcement action.
2. If you wish to change, or not comply with, any of the planning conditions attached to the permission, then you will need to submit a new application for planning permission under section 73 of the Town and Country Planning Act 1990. This does not affect your statutory right of appeal against any of the planning conditions. This includes if you wish to not comply with a condition attached to a permission which details the approved plans, so as to make a minor material change to the approved plans. A minor material change is defined as one whose scale and nature results in a development that is not substantially different from that which had been approved.
3. Any non-material change to the approved plans that form part of this permission would require the submission of an application for a non-material change under section 96A of the Town and Country Planning Act 1990. Whether changes to a proposed development are considered non-material is a matter for Planning Authority discretion.
4. This certificate is issued under the Town and Country Planning Acts and Orders and does not constitute a permission, approval or consent for any other purpose. Applications must therefore be made for any other permissions, approvals or consents may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the

premises which form the subject of such development. For example consents may be required under building regulations, or approval of the City Council as ground landlord where appropriate, as well as approvals where works affect public sewers, gas mains, electricity lines, adopted highways, rights of way, property covenants and works affecting protected habitats or species.

5. Anyone proposing to carry out works to party walls, boundary walls and excavations near neighbouring buildings should also be aware of the requirements of the Party Wall etc Act 1996, guidance on which is available at: <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>.
6. If your development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining then you are advised to check the Coal Authority standing advice on the matter. You can check if your property is affected and the standing advice at [www.coal.gov.uk/services/planning](http://www.coal.gov.uk/services/planning).