

ADDENDUM

Item No: 5.1

Application No:	18/01734/FUL	Author	Rebecca Andison
Date valid:	12 December 2018	:	
Target decision date:	13 March 2019	☎:	0191 643 6321
		Ward:	Riverside

Application type: full planning application

Location: Soccerdome Coble Dene North Shields Tyne And Wear NE29 6DL

Proposal: Re-use and extension of former health and fitness centre to provide new leisure facility

Applicant: Everyone Entertained Ltd, Mr Jonathan Sutton NMGC Business Centre

Agent: Lambert Smith Hampton, Mr Helen Marks 41-51 Grey Street
Newcastle Upon Tyne NE1 6EE

RECOMMENDATION: Application Permitted

Consultee Comments
Biodiversity Officer

The above scheme will result in the loss of a small area of landscaping as a result of the extension of the facility. In order to compensate for this loss of planting, it has been agreed that a similar sized area will be planted to the south west of the main building as outlined on Drawing No: DR-A-0816 Revision PO1.

I have no objection to the above scheme subject to the following conditions being attached to the application:-

Within one month from the start of any works on site, a fully detailed landscape and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. Landscaping should include a mix of native tree and shrub planting. The landscape scheme shall include details and proposed timing of all new tree and shrub planting and ground preparation noting the species and sizes for all new planting. The landscaping scheme shall be implemented in accordance with the approved details and to a standard in accordance with the relevant recommendations of British Standard (4428: 1989). The scheme is to be implemented within the first available planting season following completion of the scheme by an approved contractor. Any trees or shrubs that fail or are removed within five years of

planting shall be replaced in the next available planting season with others of similar size and species.

No vegetation removal or works to features (buildings) that could support nesting birds will take place during the bird nesting season (March-August inclusive) unless a survey by a suitably qualified ecologist has confirmed the absence of nesting birds immediately prior to works commencing

All trees and shrubs within and adjacent to the site will be appropriately protected during construction works in accordance with BS5837:2012

Amended conditions

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

Ground floor title plan 3647-ASP-ZZ-GF-DR-A-0814-P00

First floor title plan 3647-ASP-ZZ-FF-DR-A-0815-P00

Elevations 3647-ASP-ZZ-XX-DR-A-0310

Sections 3647-ASP-ZZ-XX-DR-A-0311

Visuals 3647-ASP-ZZ-XX-VS-A-0312

General site plan 3647-ASP-ZZ-XX-DR-A-0800

External lighting proposal N18322BS-LTG-CALC-001

Transport Assessment November 2018

Car parking management Strategy November 2018

Ventilation Study Report October 2018

Noise Assessment October 2018

Flood Risk Assessment and Drainage Strategy November 2018

Site Title plan 3647-ASP-ZZ-ZZ-DR-A-816-P01

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

20) Within one month of commencement of development, a fully detailed landscaping and maintenance scheme must be submitted to and approved in writing by the Local Planning Authority. Landscaping should include a mix of native tree and shrub planting. The landscape scheme shall include details and proposed timings of all new tree and shrub planting, ground preparation details and the species and sizes for all new trees. The landscaping scheme shall be implemented in accordance with the approved details and to a standard in accordance with the relevant recommendations of British Standard (4428: 1989) within the first available planting season following the completion of the development. Any trees and shrubs that die or are removed within five years of planting shall be replaced in the next available planting season with others of similar size and species.

Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

21) No vegetation removal or works to features (buildings) that could support nesting birds will take place during the bird nesting season (March-August

inclusive) unless a survey by a suitably qualified ecologist has confirmed the absence of nesting birds immediately prior to works commencing

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.

Additional Condition

22) All trees and shrubs within and adjacent to the site must be appropriately protected during construction works in accordance with BS5837:2012.

Reason: To ensure trees and hedges to be retained are adequately protected from damage during the execution of the works hereby permitted, in the interests of visual amenity and ecology, having regard to policy DM5.9 and Policy DM5.5 of the North Tyneside Local Plan (2017).