

ADDENDUM

Item No: 5.2

Application No:	18/01468/FUL	Author	Rebecca Andison
Date valid:	19 October 2018	:	
Target decision date:	18 January 2019	☎:	0191 643 6321
		Ward:	Collingwood

Application type: full planning application

Location: Land West Of Units 8D To 8F Alder Road WEST CHIRTON INDUSTRIAL ESTATE NORTH North Shields Tyne And Wear

Proposal: 7no. new industrial units on a grassed area and hardstanding adjacent to existing industrial units (Block 8). Additional areas of hardstanding and car parking facilities.

Applicant: Helio Pact Limited, 21/ F Edinburgh Tower The Landmark 15 Queen's Road Central Hong Kong

Agent: Mosedale Gillatt Architects, East Lodge Jesmond Road Newcastle upon Tyne NE2 1NL

RECOMMENDATION: Minded to grant legal agreement req.

1.0 Additional Consultee Comments

1.1 Manager of Environmental Health

1.2 The site is located within a dedicated industrial estate. Due to the distance to neighbouring residential areas it is likely that the overall operation of the site is unlikely to give rise to adverse impacts on amenity of residents. However, it is unclear as to the end use of the units. I would advise that noise arising from any external plant and equipment that might be installed in the units would need to be assessed for impact on other businesses and other nearby sensitive receptors. If the occupiers of the units were required to store dusty materials or storage of wastes then this could give rise to potential nuisance on other neighbouring units. I would therefore recommend conditions to prevent such activities.

1.3 If planning consent was to be given I would recommend the following conditions:

Installation of New External Plant and Equipment:

A noise scheme must be submitted in accordance with BS4142:2014 to determine the background noise level without the new plant and equipment noise operating at the boundary of the nearest residential premises and appropriate mitigation measures where necessary to ensure the rating level of plant and equipment does not exceed the background noise level.

There shall be no burning of materials on the site.

Reason: In the interests of protecting the amenities of the occupiers of surrounding land and properties.

There shall be no external storage of any dust generating materials at the industrial units.

NOI02

EPL01 for any external vents and chimneys

EPL02

HOU04

SIT03

REF01

REF02

LIG01

2.0 Additional Conditions

22) Prior to the installation of any external plant a noise scheme must be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with BS4142:2014 and must determine the current background noise levels without the plant operating at the boundary of the nearest residential premises and appropriate mitigation measures where necessary to ensure the rating level of external plant and equipment does not exceed the background noise. Prior to the plant being brought into operation (other than for testing purposes) acoustic testing must be undertaken to verify compliance with this condition, and submitted to and approved in writing by the Local Planning Authority. Thereafter the plant must be installed and maintained in accordance with the approved details.

Reason: To safeguard the amenity of nearby residents having regard to policy DM5.19 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

23) There shall be no burning of materials on the site.

Reason: To safeguard the amenity of nearby residents having regard to policy DM5.19 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

24) There shall be no external storage of any dust generating materials on the site.

Reason: To safeguard the amenity of nearby residents having regard to policy DM5.19 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

25) NOI02: No sound reproduction equipment which is audible outside the curtilage of the premises shall be operated on the site.

Reason: In order to protect the amenities of occupiers of nearby properties having regard to policy DM5.19 of the North Tyneside Local Plan (2017).

26) Prior to the installation of any external vents and chimneys details of their height, position, design and materials must be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: In order to protect the amenities of occupiers of nearby properties having regard to policy DM5.19 of the North Tyneside Local Plan (2017).

27) No air ventilation systems shall be installed unless the details have been first submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: In order to protect the amenities of occupiers of nearby properties having regard to policy DM5.19 of the North Tyneside Local Plan (2017).