

ADDENDUM

Item No: 2

Application No:	18/00967/FUL	Author :	Rebecca Andison
Date valid:	24 July 2018	☎:	0191 643 6321
Target decision date:	23 October 2018	Ward:	Riverside

Application type: full planning application

Location: Howdon Landfill Site Wallsend Road North Shields Tyne And Wear

Proposal: Development to provide a satellite depot, required to stable part of the Metro fleet during the redevelopment of Gosforth Metro Depot (ADDITIONAL INFORMATION:LANDSCAPE PLANS, BUTTERFLY MITIGATION, REVISED SITE PLAN)

Applicant: Nexus, Mr Neil Blagburn Nexus House St James Boulevard
Newcastle Upon Tyne NE1 4AX

Agent: Mott MacDonald, Mr Ed Waters 33 Stamford Street Altrincham WA14 1ES

RECOMMENDATION: Application permitted

1.0 Officer Comments

1.1 The applicant has submitted a revised landscaping scheme, which includes additional planting, and a revised butterfly mitigation scheme, which proposes a translation zone located immediately to the west of the application site.

1.2 The Landscape Architect and Biodiversity Officer have confirmed that the details provided are acceptable subject to the imposition of conditions.

2.0 Consultee Comments

2.1 Biodiversity Officer

2.2 With regard to the above application, a number of ecological assessments have been submitted to assess the impacts of this scheme. The surveys consist of an Ecological Impact Assessment, Bat Survey and Ornithological Survey.

2.3 In summary, the main impacts of the scheme as set out in the Ornithological Survey and Ecological Impact Assessment are as follows:-

- Loss of large areas of neutral grassland of district importance (a site of district value generally equates to the designation of a Local Wildlife Site)
- Loss of ephemeral pool habitats of local value
- Loss of scrub of local value
- Harm/disturbance to nesting birds and impacts from the operation of the site
- Loss of habitat of district importance supporting dingy skipper butterfly and potential impacts on small heath butterfly (both of these butterflies are UK National Priority Species protected under S41 of the NERC Act 2006)

2.4 In addition to the above, there are also potential impacts associated with:-

- Potential loss of bat foraging habitat and severance of commuting routes
- Lighting impacts on bat commuting and foraging routes

2.5 The main impact of this scheme is associated with the loss of neutral grassland and dingy skipper habitat both of district importance. Dingy skipper is also a Species of Principal Importance under S41 of the NERC Act (2006). Plans show that approximately 0.78ha of dingy skipper/neutral grassland habitat could be lost as a result of the scheme with approximately 0.39ha of this habitat retained on site along the eastern boundary. An area of poor quality land to the west of the site has been submitted as a potential dingy skipper translocation/habitat creation site to mitigate for the loss of this habitat on site. This site is supported as a mitigation area as it is currently ecologically poor and therefore there would be benefits to improving this for biodiversity. In addition, the site remains connected to existing dingy skipper habitat which will benefit this species in the long term.

2.6 With regard to dingy skipper habitat that is to be retained on site, this will require suitable protection measures (fencing) throughout construction works to ensure that it is adequately protected and further loss is prevented.

2.7 Ground nesting birds, specifically skylark, also have the potential to be impacted by the scheme through noise and lighting associated with the construction and operation of the site. It is important that neutral grassland areas on the mound (outside of the site boundary) are not impacted during construction and that adequate screening is provided around the base of the mound to minimise noise and light spillage into areas used by breeding birds.

2.8 The applicant has submitted an indicative landscape plan showing ditches and swales to be planted for biodiversity, as well as the provision of new hedgerow planting along the base of the mound, the northern boundary and gapping up of hedgerows along the eastern boundary.

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

Ecological (dingy skipper) mitigation, implementation and management plan

Prior to any demolition works, earth/soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery, a fully detailed ecological mitigation strategy for the creation of new dingy skipper habitat to the west of the application site must be submitted to and approved in writing by the Local Planning Authority. The scheme is to include details of receptor site preparation, translocation of turf habitat (or habitat creation) and management and monitoring measures. The plan must also include details for the protection of existing dingy skipper/neutral grassland habitats to the east of the site as well as details of dingy skipper turf removal and replacement associated with drainage or other works in the eastern part of the site. The approved mitigation site is to be completed prior to the commencement of construction works and the removal of existing dingy skipper habitat on site.

Drainage

Details of surface water management (ditches & swales) must be submitted to the Local Authority for approval prior to works commencing. Any ditches or swales should be designed in liaison with NTC to ensure appropriate habitat creation and biodiversity enhancements are incorporated. The swales will require appropriate profiling to provide ecological benefits and be landscaped with species agreed by the biodiversity officer.

Lighting

A detailed lighting strategy must be submitted to the Local Authority for approval prior to development commencing. 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.

Birds & Bats

5no. bat boxes to be provided in suitable locations within the development site. Details of bat box specification and locations to be submitted to the Local Authority for approval prior to development commencing.

8no. bird boxes (variety) to be provided in suitable locations within the development site. Details of bat box specification and locations to be submitted to the Local Authority for approval prior to development commencing.

Appropriate 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 construction works. Details of protection measures to be

submitted to the Local Authority for approval prior to development commencing.

No vegetation removal 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.

Landscaping

Within one month of completion of site security fencing, a fully detailed scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. 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 tree planting and include details for the enhancement of the hedgerow to the eastern boundary to include additional native shrub planting and standard tree planting within the hedgerow. Hedgerow trees to be a minimum of 10-12cm girth. Details should also be provided regarding ground preparation and wildflower sowing of swales, ditches and embankments. The landscaping scheme shall be implemented in accordance with the approved details within the first available planting season following the approval of details. 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. Any wildflower seeding that does not establish will be re-sown in the next available planting season.

A 10 year 'Landscape Management Plan' for existing and proposed habitats within the site must be submitted to the Local Authority for approval prior to the occupation of the site.

A landscape plan for the restoration of the site, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development for its permitted use and include: long term design objectives, details for the removal of all machinery, plant, buildings, structures and associated foundations, hardstanding's, concrete structures, crushed rock, liners and haul road and car parking; details for the regrading and replacement of soils to the approved levels and contours and restoration of the site to a state suitable for grassland habitat. The Plan is to include aftercare of the restored area for a period of five years, beginning when restoration is completed

Protection of Hedgerow by fencing

All trees and hedgerows shown for retention are to be protected in accordance with the submitted and approved Arboricultural Method Statement (AMS), Tree Protection plan (TPP) and BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. Protective fencing

is 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 Heras fencing. No site clearance works or the development itself shall be commenced until the fencing is installed. The protective fence shall remain in place until the works are complete or unless otherwise agreed in writing with the Local Planning Authority. The protective fence is NOT to be repositioned without the approval of the Local Authority. No development or other operations shall take place except in complete accordance with the approved protection scheme and Arboricultural Method Statement

Protection of Dingy Skipper Habitat by fencing

Details must be provided showing areas of dingy skipper/neutral grassland habitat to be retained along the eastern boundary along with appropriate protective fencing that protects these areas during construction works. 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 Heras fencing. No site clearance works or the development itself shall commence until the fencing is installed. The protective fence shall remain in place until the works are complete or unless otherwise agreed in writing with the Local Planning Authority. The protective fence is NOT to be repositioned without the approval of the Local Authority. No development or other operations shall take place except in complete accordance with the approved protection scheme.

Arboricultural supervision

An arboricultural consultant is to be appointed by the developer to advise on the tree management for the site and to undertake regular supervision visits to oversee the agreed tree protection and visit as required to oversee any unexpected works that could affect the trees. The supervision is to be undertaken in accordance with the Arboricultural Method Statement. This condition may only be fully discharged on completion of the development subject to satisfactory written evidence of regular monitoring and compliance by the pre-appointed tree specialist during construction

Ecological supervision

An ecological consultant is to be appointed by the developer to advise on dingy skipper habitat protection and mitigation for the site and to undertake regular supervision visits to oversee the agreed habitat protection areas and visit as required to oversee any unexpected works that could affect these areas. The supervision is to be undertaken in accordance with the Dingy Skipper Mitigation Strategy or similar. This condition may only be fully discharged on completion of the development subject to satisfactory written evidence of regular monitoring and compliance by the pre-appointed ecologist during construction.

Tree Retention

No trees, shrubs or hedges within the site which are shown as being retained on the submitted plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed during the development phase other than in accordance with the approved plans or without the prior written consent of the Local Planning Authority. Any parts of hedges or hedgerows removed without the Local Planning Authority's consent or which die or become seriously diseased or otherwise damaged within five years following completion of the approved development, shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with plants of such size and species and in such positions as specified by the Authority

Tree Protection and Arboricultural Method Statement

Prior to any ground being broken on site and in connection with the development hereby approved (including demolition works, tree works, soil moving, hardstandings, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery, site security fencing, services), a detailed Arboricultural Method Statement (AMS) in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' is to be submitted to and approved in writing by the Local Planning Authority.

Construction management Plan

The contractors construction method statement relating to traffic management/site compounds/contractor access must be submitted in writing and approved by the Local Planning Authority and include tree protection measures for the trees to be retained and retention and protection of the current dingy skipper habitat area. Cabins, storage of plant and materials, parking are not to be located within the RPA of the retained trees as defined by the Tree Protection Plan and maintained for the duration of the works.

2.10 Landscape Architect

2.11 The proposed development is for a satellite depot, required for the Metro fleet during the redevelopment of Gosforth Metro Depot. The proposed satellite depot will accommodate up to ten Metro trains overnight during the redevelopment of the Gosforth Metro Depot and provide an office and workshop for light maintenance able to accommodate one Metro train. It is also proposed that the satellite depot will serve as the network access point for phased delivery of the new Metro car fleet and removal of the existing fleet over a two-year period.

2.12 The above application is sited on an area of land south of the metro line and is within a designated wildlife corridor as defined by the North Tyneside Local Plan that connects a series of sites to the wider urban and sub-urban areas. The site is predominantly made up of good quality diverse wildflower

grassland with some scattered scrub with established hedgerows and tree planting to the periphery of the site. The ecological report submitted with the application identifies priority or protected species.

2.13 Additional information has been provided:

- Landscape plans dwgs 370377/0007/P02 and 370377/0008/P02)

2.14 The applicant has submitted an indicative landscape plan showing ditches and swales to be planted for biodiversity, as well as the provision of new hedgerow planting along the base of the mound, the northern boundary and gapping up of hedgerows along the eastern boundary.

2.15 I have no objection to the above scheme subject to the conditions as specified by the Biodiversity Officer being attached to the application with the substitution and inclusion of the following condition:

Prior to any ground being broken on site and in connection with the development hereby approved (including demolition works, tree works, soil moving, hardstandings, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery, site security fencing, services), a detailed Arboricultural Method Statement (AMS) in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' is to be submitted to and approved in writing by the Local Planning Authority. The Arboricultural Method Statement shall include a Tree protection plan (TPP) for a tree protection scheme in accordance with BS5837:2012: which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site. The tree protection plan (TPP) should show the location of every hedgerow and tree group within the site boundary to be protected. Details of any construction works required within the root protection area as defined by BS5837:2012 are to be included for the location of any (and not limited to) underground services, carriageway positions, retaining walls, drainage and lighting and methods of installation.

3.0 Amended Conditions

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

Location plan 370377-MMD-00-XX-DR-U-0004 P01.2

1no.4.0m x 2.6m Boxer Security Gate House

Planning GA Sheet 3 of 3 370377-MMD-00-XX-DR-U-0003 P01.2

Planning GA Sheet 2 of 3 370377-MMD-00-XX-DR-U-0002 P01.2

Planning GA Sheet 1 of 3 370377-MMD-00-XX-DR-U-0001 P02

Sections longitudinal 370377-MMD-00-XX-DR-AR-0014

Elevations Sheet 1 of 2 370377-MMD-00-XX-DR-AR-0012

Roof plan 370377-MMD-00-01-DR-AR-0011

Floor plans 370377-MMD-00-00-DR-AR-0010

Site sections 370377-MMD-00-XX-DR-AR-0005

Landscaping plan Sheet 1 of 2 370377-MMD-00-XX-DR-U-0007 P02

Landscaping plan Sheet 2 of 2 370377-MMD-00-XX-DR-U-0008 P02

Howdon Satellite Depot Dingy Skipper Butterfly Habitat Mitigation Plan

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

24) Prior to the 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: In the interest of visual amenity, highway safety and to ensure that local wildlife populations are protected having regard to policies DM5.19 and DM5.5 of the North Tyneside Local Plan (2017) and the NPPF.

4.0 Additional Conditions

25) Prior to the commencement of development or any demolition works, earth/soil moving, or other enabling works, a fully detailed ecological mitigation strategy for the creation of new dingy skipper habitat to the west of the application site must be submitted to and approved in writing by the Local Planning Authority. The scheme must include details of the receptor site preparation, translocation of turf habitat (or habitat creation) and management and monitoring measures. The plan must also include details for the protection of existing dingy skipper/neutral grassland habitats to the east of the site, details of dingy skipper turf removal and replacement associated with drainage or other works in the eastern part of the site. The approved

mitigation site must be completed in accordance with the approved details prior to the commencement of construction works and the removal of existing dingy skipper habitat on site.

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.

26) No development shall commence until a scheme for surface water management (ditches and swales) has been submitted to and approved in writing by the Local Planning Authority. Any ditches or swales should be designed and landscaped in liaison with North Tyneside Council to ensure appropriate habitat creation and biodiversity enhancements are incorporated. The scheme shall be implemented in accordance with the approved details before the development is occupied.

Reason: This information is required from the outset to provide a satisfactory means of drainage and to ensure that local wildlife populations are protected in the interests of ecology, having regard to the NPPF and Policies DM5.12 and DM5.5 of the North Tyneside Local Plan.

27) Prior to the commencement of development 5no. bat boxes must be provided in suitable locations within the development site. Details of bat box specification and locations must be submitted to and approved in writing by the Local Planning Authority prior to their installation.

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.

28) Prior to the commencement of development 8no. bird boxes must be provided in suitable locations within the development site. Details of bird box specification and locations must be submitted to and approved in writing by the Local Planning Authority prior to their installation.

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.

29) Prior to the commencement of development 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 construction works. Details of the protection measures must be submitted to and approved in writing by the Local Planning Authority prior to development commencing.

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.

30) No vegetation removal shall 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.

31) Within one month of commencement of development, a fully detailed scheme for the landscaping of the site must be submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall include details and proposed timings of all new tree and shrub planting, ground preparation details, the species and sizes for all new trees, details of the enhancement of the hedgerow to the eastern boundary, which must include additional native shrub and standard tree planting within the hedgerow. Hedgerow trees must be a minimum of 10-12cm girth. The landscaping scheme shall be implemented in accordance with the approved details within the first available planting season following the occupation of the buildings or 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).

32) Prior to occupation of the development a 10 year 'Landscape Management Plan' for existing and proposed habitats within the site 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: 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).

33) Within 1 year of occupation of the development a landscape plan for the restoration of the site shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include: long term design objectives; details for the removal of all machinery, plant, buildings, structures and associated foundations, hardstanding's, concrete structures, crushed rock, liners, roads and car parking; details for the regrading and replacement of soils to the approved levels and contours; and restoration of the site to a state suitable for grassland habitat. The plan must include aftercare of the restored area for a period of five years, beginning when restoration is completed. Thereafter the scheme shall be implemented in accordance with the agreed details.

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).

34) All trees and hedgerows shown for retention are to be protected in accordance with the submitted and approved Arboricultural Method Statement (AMS), Tree Protection plan (TPP) and BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. Protective fencing is 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 Heras fencing. No site clearance works or the development itself shall be commenced until the fencing is installed. The protective fence shall remain in place until the works are complete or unless otherwise agreed in writing with the Local Planning Authority. The protective fence shall not be repositioned without the approval of the Local Authority. No development or other operations shall take place except in complete accordance with the approved protection scheme and Arboricultural Method Statement.

Reason: To ensure that important features are protected and retained in the interests of amenity and 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 having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

35) Prior to the commencement of development or any ground clearance works details of the areas of dingy skipper/neutral grassland habitat to be retained along the eastern boundary and protective fencing to protect these areas during construction works must be submitted to and agreed in writing by the Local Planning Authority. 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 Heras fencing. No site clearance works or the development itself shall commence until the fencing is installed. The protective fence shall remain in place until the works are complete or unless otherwise agreed in writing with the Local Planning Authority. The protective fence shall not to be repositioned without the approval of the Local Authority. No development or other operations shall take place except in complete accordance with the approved protection 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.

36) An arboricultural consultant must be appointed to advise on the tree management for the site and to undertake regular supervision visits to oversee the agreed tree protection and visit as required to oversee any unexpected works that could affect the trees. The supervision is to be undertaken in accordance with the Arboricultural Method Statement. Written evidence of regular monitoring and compliance by the pre-appointed tree

specialist during construction must be submitted and approved in writing by the Local Planning Authority prior to occupation of the development.

Reason: To ensure that important features are protected and retained in the interests of amenity and 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 having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

37) An ecological consultant must be appointed to advise on dingy skipper habitat protection and mitigation for the site, and to undertake regular supervision visits to oversee the agreed habitat protection areas and visit as required to oversee any unexpected works that could affect these areas. The supervision is to be undertaken in accordance with the Dingy Skipper Mitigation Strategy. Written evidence of regular monitoring and compliance by the pre-appointed ecologist during construction must be submitted 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.

38) No trees, shrubs or hedges within the site which are shown as being retained on the submitted plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed during the construction of the development. Any trees, shrubs or hedgerows that are removed without the Local Planning Authority's consent or which die or become seriously diseased or otherwise damaged within five years following completion of the approved development, shall be replaced in the current or first planting season following their removal or failure with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation.

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).

39) Prior to the commencement of development or any demolition works, earth/soil moving, or other enabling works a detailed Arboricultural Method Statement (AMS) in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' must be submitted to and approved in writing by the Local Planning Authority. The Arboricultural Method Statement shall include a Tree protection plan (TPP) for a tree protection scheme in accordance with BS5837:2012: which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site. The tree protection plan (TPP) should show the location of every hedgerow and tree group within the site boundary to be protected. Details of any construction works required within the root protection area as defined by BS5837:2012 must be included for the location of any (and not

limited to) underground services, carriageway positions, retaining walls, drainage and lighting and methods of installation. Thereafter the development must be carried out in accordance with the agreed details.

Reason: This needs to be pre-commencement condition to ensure that important features are protected and retained in the interests of amenity and 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 having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

40) There shall be no site cabins, storage of plant and materials, or parking of construction vehicles within the RPA of the retained trees as defined by the Tree Protection Plan.

Reason: To ensure that important features are protected and retained in the interests of amenity and 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 having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

