

**Development Control (South Sunderland and City Centre)
Sub-Committee**

19 April 2011

REPORTS FOR CIRCULATION

REPORT BY DEPUTY CHIEF EXECUTIVE

PURPOSE OF REPORT

This report is circulated to the Sub Committee Meeting. It includes additional information received after the preparation of both the report on applications and the supplement. This information may allow a revised recommendation to be made.

LIST OF CIRCULATED ITEMS

Applications for the following sites are included in this report.

South Area

1. Edward Thompson Group, Sunderland Paper Mill, Ocean Road, Sunderland.

Number:	1
Application Number	10/02291/OUT
Proposal:	Redevelopment of 10.62 ha of previously developed land for a mix of uses including up to 300 residential dwellings and up to 6000 square metres of commercial/industrial floor space, the provision of open space and associated engineering works and stopping up of highway.
Location:	Edward Thompson Group, Sunderland Paper Mill, Ocean Road, Sunderland.

Further to the Supplementary Report to Members the Executive Director of City Services (Transportation) has concluded his further consideration of the highway and transportation arrangements for the proposed scheme. The Director now considers that the proposed development is acceptable providing that improvement works are undertaken to the road network surrounding the site.

The highway works considered necessary to enable this development include:

- Provision of an underpass and/or the realignment of the junction of Commercial Road and Ocean Road to improve pedestrian facilities.
- Provision of a Toucan crossing on Commercial Road.
- A Traffic Regulation Order (TRO) to reduce the speed limit to 30 miles per hour on the stretch of Commercial Road fronting the site.
- The provision of Bus Stops and Passenger Shelters along Commercial Road.
- Traffic calming measures.
- Any other measures, improvements or regulatory orders (or similar) that the Local Planning Authority consider to be necessary at the Reserved Matters stage.

Such works would be undertaken at the Developer's cost and in the event that Member's are minded to approve the application a condition would be attached to any approval granted requiring the road improvement works to be completed in advance of the occupation of the first dwelling on the site.

The proposed development is considered to be acceptable in all other respects, subject to conditions relating to the issues set out below. Accordingly it is recommended that the application be approved.

Recommendation: Approve subject to conditions relating to the issues listed below:

- Submission of reserved matters

- Protection of Northumbrian Water's apparatus
- Surface Water Drainage
- Archaeological fieldwork and reporting
- Submission of an Air Quality Assessment
- Fitting of Double Glazing and Mechanical means of ventilation on houses facing Commercial Road
- Use of commercial/Industrial premises as B1, B2 and B8 only
- Noise Assessments
- Vibration Assessments
- Maximum noise from industrial premises
- Affordable housing
- Landscape maintenance
- Precise details of children's play area on site
- Scheme of working
- Boundary enclosures
- Desk top study/site investigation
- Remediation statement
- Contamination
- Highway improvement works