
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 the main agenda report. 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 Sunderland

S2 Rear of 24-26 Stockton Road/former Thirkell's Garage Site,
Stockton Road, City Centre, Sunderland, SR2 7AJ.

South Sunderland

REPORT FOR CIRCULATION

Number:	S2
Application Number:	13/02786/FUL
Proposal:	Erection of a part four/part five storey 100 bed student accommodation block, with three storey building to front Stockton Road (amended description 09/10/13 and as per amended plans received 19/02/2014 and 24/02/2014).
Location:	Rear of 24-26 Stockton Road/former Thirkell's Garage Site, Stockton Road, City Centre, Sunderland, SR2 7AJ

For the reasons outlined in the main report, it is considered that the development proposed by the application is acceptable in principle and that the proposed use of the buildings for student accommodation is appropriate in this City Centre location. The impact of the proposals on the amenity of existing residential properties adjacent to the site has been carefully assessed and is also considered to be acceptable in this instance. The revised site layout is also considered to ensure that the proposed development will not give rise to highway and pedestrian safety concerns, whilst the parking and servicing arrangements are also acceptable.

The amendments and revisions made to the original proposals have significantly improved the design quality of the scheme and its relationship with the historic Conservation Area context of the development site and the adjacent Grade II Listed church. Indeed, as amended, the main accommodation blocks are considered to represent a high-quality design solution which is befitting of this sensitive location.

However, at the time of writing the main report, consideration was still being given to the treatment of the elevation of the proposed development which fronts Stockton Road. The scheme was, following discussions with the Council's Built Heritage and Urban Design officers, in the process of being amended in order to ensure the frontage would relate well to the historic terraces to either side and appear as a sympathetic addition to the Ashbrooke Conservation Area.

The application is consequently recommended for approval, subject to the conditions set out below.

1. The development to which this permission relates must be begun not later than three years beginning with the date on which permission is granted, as required by section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 to ensure that the development is carried out within a reasonable period of time.

2. Unless otherwise first agreed in writing with the Local Planning Authority, the development hereby granted permission shall be carried out in full accordance with the following approved plans:

the amended existing site plan received 19/02/2014 (drawing no. RS/71155/01 B);

the existing elevations received 24/09/2013 (drawing no. RS/71155/02);

the amended proposed floorplans and roof plans received 19/02/2014 (drawing no. RS/71155/03/B);

the amended proposed elevations received 24/02/2014 (drawing no. RS/71155/04 C);

the amended proposed site plan received 19/02/2014 (drawing no. RS/71155/05 B);

the property management plan received 24/09/2014.

In order to ensure that the completed development accords with the scheme approved and to comply with policy B2 of the adopted Unitary Development Plan.

3. Notwithstanding any indication of materials which may have been given in the application, no development shall take place until a schedule and/or samples of the materials and finishes to be used for the external surfaces, including walls, roofs, doors and windows has been 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; in the interests of visual amenity and to comply with policy B2 of the Unitary Development Plan.

4. No development shall take place until a scheme of working has been submitted to the satisfaction of the local planning authority; such scheme to include days and hours of working, siting and organisation of the construction compound and site cabins, routes to and from the site for construction traffic, and measures to ameliorate noise, dust, vibration and other effects, and so implemented, in the interests of the proper planning of the development and to protect the amenity of adjacent occupiers and in order to comply with policy B2 of the UDP.

5. Notwithstanding any specifications on the submitted plans details of all walls,

11. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 12-14 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition number 15 has been complied with in relation to that contamination, in order to ensure that risks from land contamination to 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 policy EN14 of the Unitary Development Plan.

12. Unless otherwise agreed in writing by the Local Planning Authority, development must not commence until an intrusive ground investigation and risk assessment, in addition to the assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site (site characterisation), whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (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 building, crops, livestock, pets, woodland and service line pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments.
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR11'. The assessment/investigation is necessary to ensure that risks from land contamination to 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 policy EN14 of the Unitary Development Plan.

13. Unless otherwise agreed by the Local Planning Authority, development must

contamination, in order 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.

16. Notwithstanding the approved plans, the development hereby approved shall not commence until final details of the treatment of the link between the new elevation to Stockton Road and no. 29 Stockton Road have been submitted to and agreed in writing with the Council as Local Planning Authority. The development shall then proceed thereafter in accordance with the approved details, unless an alternative is first agreed with the Council, in order to achieve an acceptable form of development in the context of the historic terrace and Ashbrooke Conservation Area and comply with the requirements of policy B4 of the UDP.