

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

26 March 2012

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 Sunderland Royal Hospital

Number:	S2
Application Number	12/03404/FUL
Proposal:	Erection of a multi-storey car park to provide 766 spaces (including 28 disabled spaces)
Location:	Sunderland Royal Hospital (Site of Car Park C opposite 24-38 Kayll Road). Chester Road/Kayll Road, Sunderland.

Further to the supplementary report to Members, further negotiations regarding the agreement under section 106 of the Town and Country Planning Act, 1990, have progressed.

In the event that Members are minded to approve this application, the applicant has agreed to provide a sum of £45 000 to provide the following highway improvement works at the junctions of Chester Road/Kayll Road and Chester Road/Greta Terrace/Hospital Access.

The highway improvements would comprise:

1. physical works to reduce the "right turn blocking" due to movements from Chester Road /Brinkburn Street and Chester Road/Greta Terrace by physically enforcing the existing traffic regulation orders;
2. increasing the Chester Road/Kayll Road junction downstream stacking length between the junctions;
3. reducing lost time at the Chester Road/Greta Terrace/Hospital Access Junction;
4. improving safety by making the signal and stop lines clearer and reducing the distance to the pedestrian crossing studs at the East side of the junction.

Based upon the above, and upon the considerations set out in the main Committee Report and Supplementary Report, it is considered that the proposed Multi Storey Car Park is acceptable on planning grounds. Accordingly, it is recommended that Members delegate the final decision regarding this application to the Deputy Chief Executive, who is minded to approve the application subject to the completion of a Section 106 agreement as set out above and subject to conditions relating to the areas set out below and to any other conditions considered necessary.

In the event that the Section 106 agreement is not completed with three months of the date of this Committee (i.e. by 26 June 2013) the application will be referred back to Members for their final determination.

RECOMMENDATION: Delegate to the Deputy Chief Executive

Conditions:

- Time limit
- Approved plans
- Submission of construction materials
- Landscape maintenance (including tree replacement)
- Car parking management plan (on and off site during the construction and operational phases)
- Construction methodology
- Containment of dirt and debris
- Dust Management Plan
- Visitor/patient travel plan
- Lighting strategy
- Land Contamination Report
- Site Characterisation Report
- Remediation Scheme
- Implementation of approved remediation
- Unexpected ground contamination