

**Development Control
Planning and Highways (East) Committee**

2 August 2020

REPORTS FOR CIRCULATION

REPORT BY EXECUTIVE DIRECTOR – CITY DEVELOPMENT

PURPOSE OF REPORT

This report is circulated to the Committee. It includes additional information received after the preparation of the committee report. This information may allow a revised recommendation to be made.

LIST OF CIRCULATED ITEMS

21/01164/LP3 – Land to the south of European Way, Pallion, Sunderland

The earlier Report on Applications said, below the groundworks heading, that

“The Applicant has recently submitted a Geoenvironmental Appraisal. The Council’s land contamination consultant has been asked to provide advice and a subsequent update will be provided to Members.”

The submitted Geoenvironmental Appraisal, in summary, states that

land contamination – “none detected in the exploratory holes nearest to the substation area”

hazardous gas – “no special precautions required”

Mining and quarrying – “not affected by shallow coal mining” and “no evidence... to suggest that the site has been affected by quarrying”

Groundwater and excavations – “no major groundwater flow encountered”.

The land contamination consultant has advised, in summary, that

“The report does not adhere to best practice and does not include a conceptual site model and associated risk rating for potential pollutant linkages. However, in this instance, it is recognised that the development is a

substation (low sensitivity) and has already been installed at the Site, which limits the relevance of further comments. However, we are “in general agreement with conclusions of the report and no further actions are required.”

Given that the land contamination consultant has advised that they are “in general agreement with conclusions of the report and no further actions are required”, officers would advise that the recommendation should be amended as below

Amended Recommendation

To APPROVE the application in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended) for the reasons set out in the Report on Applications, the update above and subject to the condition below.

1. The development hereby granted permission shall be retained in full accordance with the following approved plans:

Tarmac Sub-station European Way Pallion (dated, 7 June 2021)

General Arrangement / Plans & Elevations (Ref No. C993892 B)

Standard Distribution Substation Drawing (Ref No. C991443 D)

In order to ensure that the completed development accords with the scheme approved and to comply with policy BH1 of the Core Strategy and Development Plan.