



TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF APPROVAL

Agent Name and Address

LICHFIELDS
 SAINT NICHOLAS BUILDING,
 SAINT NICHOLAS STREET
 NEWCASTLE UPON TYNE
 NE1 1RF

Applicant Name and Address

SOUTH TEES DEVELOPMENT
 CORPORATION
 C/O AGENT

Reference No: R/2021/0624/NM

Details: NON-MATERIAL AMENDMENT TO PLANNING PERMISSION
 R/2020/0357/OOM TO AMEND WORDING OF CONDITION 8
 (ENVIRONMENT AND BIODIVERSITY STRATEGY)

Location: LAND AT SOUTH TEES DEVELOPMENT CORPORATION EAST OF
 SMITHS DOCK ROAD AND WEST OF TEES DOCK ROAD SOUTH
 BANK

The Council as the Local Planning Authority hereby **APPROVE** the above application for a non-material amendment to allow variation to the wording of condition 8

8. Within 12 months of the grant of this permission, an Environment and Biodiversity Strategy shall be prepared and submitted to the local planning authority that confirms the feasibility of providing habitat mitigation and compensatory habitat equivalent to be 363.55 area based biodiversity units and 20 river units (including habitats identified as of High Distinctiveness in Table 4.7 of the Supplementary Environmental Statement (September 2020) within the site and / or off-site, and the mechanisms for its provision and on-going management. The Strategy shall be approved by the local planning authority, The Environment and Biodiversity Strategy shall include a timetable for its periodic review and shall be updated in accordance with that approved timetable to include the following for any agreed phase of development:

- The details of any new and enhanced biodiversity to be created on site,
- The details of viable compensation habitat where on-site mitigation is demonstrated not to be feasible,
- The details of treatment of site boundaries and/or buffers around water bodies,
- The details of long-term maintenance regimes and management responsibilities.

The identified mitigation and, where demonstrated to be necessary and feasible, compensation shall be provided in accordance with the Strategy and any

subsequent agreed amendments to it, and shall be implemented within 12 months of occupation.

Reason: to establish a framework for biodiversity.



Signed:

Andrew Carter
Assistant Director Economic Growth

Date: **5 August 2021**

YOUR ATTENTION IS DRAWN TO INFORMATIVE NOTES BELOW:

INFORMATIVE NOTE:

The conditions above should be read carefully and it is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

Please note that in order to discharge any conditions, a fee is payable in respect to this.

Failure on the part of the developer to fully meet the terms of any conditions which require the submission of details prior to the commencement of development may result in the development being considered unlawful and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal action in the form of a Breach of Condition notice.

APPROVAL INFORMATIVE:

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

Consent under the current Building Regulations may also be required for the development before work can commence.