

FAO Anthony Jukes
Planning Department
Sunderland City Council
Civic Centre
Burdon Road
SR2 7DN

13 September 2021

Ref: 1028146

Dear Anthony

Planning reference 21/00121/FU4 – Part discharge of Conditions 3, 6 and 12

I am writing to request the partial discharge of planning conditions 3, 6 and 12 attached to “*Detailed planning application for laying of underground data ducts and associated infrastructure, together with creation of and improvements to shared footpaths, erection of lighting columns, handrails, structural reinforcement works, erection of retaining wall, installation of ancillary drainage, street furniture and hard and soft landscaping. Proposals also include improvements to the existing Galley's Gill footbridge, installation of decorative balustrading, installation of associated lighting and associated footpath repairs. Development situated on land to the North of St. Mary's Way, Sunderland, including parts of the former Vaux Brewery Site, Galley's Gill Farrington Row and the connecting Galley's Gill Footbridge*” (planning permission reference is 21/00121/FU4). The condition is as follows;

Condition 3

No development shall commence until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include operating hours for the construction phase and have regard to the impact upon nearby sensitive receptors, including habitats and species, of noise and vibration, lighting, dust and other airborne pollutants. The development hereby approved shall thereafter be undertaken in accordance with the approved CEMP.

Condition 6

No groundworks or development shall commence in each phase until the developer has appointed an archaeologist to undertake a programme of observations of groundworks to record items of interest and finds in accordance with a specification provided by the Local Planning Authority. The appointed archaeologist shall be present at relevant times during the undertaking of groundworks with a programme of visits to be agreed in writing by the Local Planning Authority prior to groundworks commencing.

Condition 12

Development shall not commence until a detailed Remediation Scheme to bring the site to a condition suitable for the intended use (by removing unacceptable risks to human health, buildings and other property and the natural and historical environment) has been submitted to and approved in writing by the Local Planning Authority.

The Remediation Scheme should be prepared in accordance with the Environment Agency document Land contamination: risk management and must include a suitable options appraisal, all works to be undertaken, proposed remediation objectives, remediation criteria, a timetable of works, site management procedures and a plan for validating the remediation works.

The Remediation Scheme must ensure that as a minimum, the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Once the Remediation Scheme has been approved in writing by the Local Planning Authority it shall be known as the Approved Remediation Scheme.

Partial discharge of the conditions is required to allow the commencement of development of the element of the works to implement planning reference 21/00121/FU4 within the red line boundary of the Vaux L&G, Landid building application reference 20/01842/FU4.

Please find the following information enclosed;

- Construction Environmental Management Plan (CEMP) – dated 1 September 2021
- Detailed Remediation and Verification Strategy – dated 8 March 2019

In relation to Condition 6 the programme for this element of the scheme is aligned with the 5G Infrastructure work currently ongoing along the edge of the residential plot to the west which is being undertaken by Tolent. Both Tolent and Sir Robert McAlpine (who are undertaking the work on Landid) have appointed the same contractor (Hewitson) for the excavation and fill around the Northern Power Grid (NPG) High Voltage (HV) Cable Diversion.

This work constitutes the following activities and timescales:

- Uplift of paving to the area in front of the Beam: commenced Monday 6th Sept for three weeks
- Excavation of cable trench across the L&G Plot east to west as far as the east edge of the Keel Line: Commenced Monday 6th for two weeks.
- The trench is through the footprint of Building 4 (eastern Landid Building) as of 8 September.

The programme for Northern Power Grid cables is as follows:

- Cable installation – 22nd – 24th September
- Intermediate cable Jointing – 25th September
- HV Outages for Diversions – 27th – 30th September

The trench infill may start before the outages are complete however the in fill activity cannot be completed until the cables are live and handed back as ready for infill. Sir Robert McAlpine will need one week beyond the last HV Outage. Sir Robert McAlpine expect to be clear of HV related site activity 8th October.

I trust the above is acceptable, however for further information or for any queries please do not hesitate to get in touch.

Yours sincerely

For and on behalf of

Cundall Johnston & Partners LLP



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