

9 November 2021

Ms Marie Haworth  
Development Management  
County Hall  
Morpeth  
Northumberland NE61 2EF  
Address

Dear Ms Haworth

**Discharge of Pre-Commencement Conditions 3 and 10 in relation to Planning Permission 21/01417/FUL | Proposed Demolition of Industrial Building and Erection of New Industrial Unit – Use Class E(g) at Former Northumberland Highways Depot, Burn Lane, Hexham, NE46 3HN**

Full planning permission has been granted for the proposed demolition of existing industrial building and erection of new unit in relation to the above site within the established industrial estate on Burn Lane, Hexham.

This application is submitted for the approval of details relating to conditions attached to the planning approval detailed above.

**Condition 3 (Demolition and Construction Method Statement)**

A Method Statement for Demolition and Associated Works (WMT/CD/4141) and supporting plan have been prepared and submitted detailing demolition and associated works. The following information was additionally required within the Condition:

- i. Details of temporary traffic management measures, temporary access, routes and vehicles;*

Access to the site will be granted off the public highway (Burn Lane) and through the existing entrance to the compound. Those approaching will adhere to associated signage and local traffic management rules.

- ii. Vehicle cleaning facilities;*

Wagons will be loaded on hardstanding, to avoid spreading dust across the site and surrounding public highways. Wheel wash facilities will be in place adjacent to the entrance, comprising a water misting system (operated by site operative); a road brush will additionally be placed on standby.

*iii. The parking of vehicles of site operatives and visitors;*

Parking on local access roads will not be permitted. All site vehicles will park within the confines of the site. The highway will be kept free from obstruction and debris and will be subject to regular inspection.

*iv. The loading and unloading of plant and materials;*

Wagons will be loaded and unloaded within the confines of the CDM site boundary. Vehicles will enter the site via the existing entrance gate and will proceed to the dedicated loading/unloading area. Arising produced by the works will be promptly loaded into skips or wagons. Once loaded, wagons will exit the site in first gear under banksman control.

*v. Storage of plant and materials used in constructing the development*

The storage of plant and materials and loading / unloading operations will not adversely affect the adjacent commercial properties or local stakeholders. Plant and materials used during the works will be stored within the confines of the site compound. A dedicated stores container will be used to store small items, such as hand tools, PPE and other equipment.

It is considered the requirements listed have been provided in full, therefore the approval of Condition 3 can be accepted.

**Condition 10 (Dust Management Plan)**

The applicant has provided details of the management of dust within the Demolition and Construction Method Statement. The building is a steel framed structure with metal profile and roof cladding, dust emissions have been assessed as low. Despite this, during demolitions, a water supply will be established from an approved and metered source; the water mist will be used to liberally dampen the demolition workface and the arisings produced throughout the demolition works.

Wagons will be loaded on hard standing with no risk of mud / debris impacting the public highway. It will be ensured that the skips/wagons leaving site are sheeted to prevent dust arising during construction. All waste will be transferred to authorised waste disposal sites.

The site supervisor will maintain a watching brief of the effectiveness of the control measures and air quality during the course of the works. Any complaints of noise, dust or vibrations will be recorded the site supervisor and reported to the management team. Complaints will be record on a compliance tracker alongside mitigation action taken and completion date.

It is considered that submitted documentation is sufficient for the approval of Condition 10.

It is the view of the applicant that appropriate information has been submitted for the approval of Condition 3 and Condition 10; therefore, associated works in relation to planning permission 21/01417/FUL can commence on site.

I look forward to acknowledgement of validation and please do not hesitate to contact me if you have any queries or would like to discuss.

Yours sincerely



**Alex Franklin**

**Planner**

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