



ERGO

Construction Environmental Management & Protection

**Hot Shots Development,
Wallsend Golf Club, Wallsend**

Prepared for:

Harrison Golf and Leisure Limited

Report Ref: 21-1056-CEMP-3/RevB

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Table of Contents

1. INTRODUCTION.....	2
Background.....	2
Proposed Development.....	3
The Site	3
Applicable Environmental Legislation	3
2. SCOPE OF THE CEMP	5
3. CONSTRUCTION MANAGEMENT PLAN.....	6
Roles, Responsibilities and Reporting.....	6
Environmental Management Principles	6
External Communications	6
Training.....	7
Monitoring.....	7
4. GENERAL CODE OF CONSTRUCTION PRACTICE.....	8
General Working Hours.....	8
Dust Emissions	8
Visual Impact	9
Ecology.....	9
Water Pollution.....	11
Construction/Pollution Prevention Plan	12
Waste.....	12
Contaminated Land.....	13
Construction Traffic Management	14
Lighting	15
Tree Protection	15
Community Responsibility	16

APPENDICES

- Appendix I** Glossary
Appendix II Planning Permission

1. INTRODUCTION

Background

This Construction Environmental Management Plan (CEMP) has been produced on behalf of Harrison Golf and Leisure (the client) following the granting of planning permission for the redevelopment of the Wallsend Centurion Park Golf Club hereby referred to as 'the Site'.

Primarily, this report has been prepared to specifically satisfy the requirements outlined in the Full Planning Application ref: 20/01181/FUL which states:

8. Prior to the commencement of construction works details of pollution control measures to protect the adjacent watercourse during the construction phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

52. Prior to any works starting on site, (including demolition and all preparatory work), an Arboricultural Method Statement (AMS) in accordance with the recommendations of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations' shall be submitted to and approved in writing by the Local Planning Authority in order to demonstrate that the proposed works are practical and can be undertaken without adverse impacts on retained trees. The Method Statement is to include the following:

- A scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) the type of protective fencing and signage;
- Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees (including the removal of existing structures and hard standings);
- Details of construction within the RPA including hard surfaces and/or scaffolding that may impact on the retained trees including the installation of temporary ground protection;
- Details of any construction works and methods of installation required within the root protection area as defined by BS5837:2012 which make provision for protection and the long-term retention of the trees, for the location of any (and not limited to) underground services, carriage way positions, parking areas and driveways, drainage, lighting, fence posts, installation of kerb lines or any structures within the root protection area and /or specialist foundations. Such areas are to be constructed using a 'No-dig' specification and to include works being undertaken by hand or suitable method such as an air spade along with any necessary ground treatments to deal with compacted areas of soil. Details shall demonstrate that any trenches or excavation works will not cause damage to the retained trees and /or root systems of the trees No services shall be dug or laid into the ground other than in accordance with the approved details;
- Details of any changes in ground level, including existing and proposed levels and any retaining structures required within the root protection area as defined by BS5837:2012. Thereafter no changes in levels shall be implemented unless wholly in accordance with the approved details or otherwise approved in writing by the Local Planning Authority. and the effect they will have on finished levels and finished heights;

Thereafter all construction and excavation works shall be implemented in accordance with the approved details. Any variation to the approved AMS and TTP should be submitted in writing to the Local Planning Authority for approval.

Prior to the commencement of construction works details of pollution control measures to protect the adjacent watercourse during the construction phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

77. Prior to the commencement of any development, a detailed construction/pollution prevention monitoring plan shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include a timetable for its implementation and detailed pollution prevention measures to ensure that there will be no contamination or pollutants entering nearby watercourses, wetlands or land. Thereafter, the development shall be carried out in accordance with these agreed details.

75. A Construction Environmental Management Plan (CEMP) shall be submitted to the Local Planning Authority for approval prior to development commencing on site. The works shall be undertaken in accordance with the approved CEMP.

Reason: This information is required from the outset to ensure that local wildlife populations are protected in the interests of ecology and biodiversity having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

Proposed Development

ERGO understands that Harrison Golf and Leisure intend to develop the Wallsend Centurion Park Golf Club to provide a state-of-the-art facility incorporating the latest golfing technology and a first-class hospitality offering. The proposed leisure facility will comprise of a new clubhouse, carpark and driving range. The existing 18-hole golf course will also be reconfigured, reprofiled and re-seeded.

The Site

The application site relates to the Wallsend Centurion Park Golf Club and comprises 40.42 hectares of the existing golf course. The existing golf clubhouse and driving range are not within the application boundary.

The site is located to the north west of Wallsend town centre. The boundary between Newcastle City and North Tyneside lies to the west of the site. The A1058 Coast Road lies to the north. To the east of the site is West Street with residential properties a care home, allotments and social club beyond. To the south of the application site lies Western Community Primary School with vehicular access off Rutland Road. There are residential properties on Rutland Road and Rutland Road gives access to Rheydt Avenue from which the existing golf clubhouse and Wallsend Boys Club are accessed. To the southwest of the golf course is housing and other sports facilities including a bowling green, football ground and playing fields of Benfield School. There is a bridleway outside the application site that runs from Cherrywood along the southern boundary of the golf course to the existing clubhouse. The east coast mainline railway line runs to the west of the golf course site.

Applicable Environmental Legislation

There are in existence many Acts of Parliament, Regulations, Codes and Standards that address environmental and construction matters and these are referred to as applicable.

Notwithstanding the references included in this document, compliance with them shall not discharge the contractor from complying with any other legislative requirements applicable at the time of construction.

The **Control of Pollution Act (COPA), 1974** gives Local Authorities power to control all noise during construction. Section 61 of COPA 1974 outlines the procedure to obtain consent for work on construction sites. If consent has not been obtained, and/or the required noise limits are not being met, the Local Authority may impose requirements.

According to Section 60. **BS 5228** Parts 1 and 2, 1997 Noise and Vibration Control on Construction and Open Sites and other relevant EC directives also cover noise emanating from work on building sites. A Section 61 application would be made.

Control of dust, smoke and air pollution is covered by the **Clean Air Acts, 1993**; Control of Substances Hazardous to Health (COSHH) Regulations 2002; Health and Safety at Work Act 1974, and the Environmental Protection Act 1990.

The **Health and Safety at Work Act, 1974** and associated Regulations and HSE Guidance Notes cover general safety of construction workers and passers-by. Monitoring of this would be the responsibility of the CDM Co-ordinator and the local HSE Officer.

The **Highways Act, 1980** requires Contractors to maintain free passage for pedestrians and vehicles around their work-sites and to obtain permission from the Local Authority's Highway Authority, before the public highway can be opened up, excavated or built upon. The Act also

requires contractors to obtain licences, permission for hoardings, fenced storage areas, scaffolding, gantries or strips in the public highway.

The **Road Traffic Regulation, Act 1984** contains provisions for the making of Traffic Regulation Orders (TRO), and other matters relating to the control of road traffic.

Prior to any discharge of surface water or de-watering effluent to rivers/watercourses, soakaways, or sewers, consent must be obtained from the Environment Agency (EA). Discharge consents are based on the **Water Resources Act 1991**.

The **Environmental Protection Act, 1990** establishes the principle of integrated pollution control, reforms the management of waste disposal and updates the law on statutory nuisances likely to cause personal discomfort or be prejudicial to health. The Hazardous Waste (England and Wales) Regulations 2005 apply controls on movements of hazardous waste. The Environmental Permitting (England and Wales) Regulations 2010 place responsibility on the landfill operators and producers of waste to ensure the separation of different classifications of waste based upon waste acceptance criteria, prior to disposal to landfill. If specific types of waste such as hazardous waste exceed the criteria then pre-treatment is required prior to disposal. Formal Site Waste Management Plans (SWMPs) are a legal requirement for all projects over £250,000 in value. The movement and shipment of non-hazardous waste must be undertaken in line with the requirements of The Environmental Protection (Duty of Care) Regulations 1991 and The Controlled Waste (Registration of Carriers and Seizure of Vehicles) Regulations 1991.

The **Control of Asbestos Regulations, Act 2012** contains updated guidance on previous asbestos regulations to take account of the European Commission's view that the UK had not fully implemented the EU Directive on exposure to asbestos (Directive 2009/148/EC). The regulations establish that the identification of any potential (ACM) as well as the risks involved with the removal of the asbestos be controlled, identified and dealt with in the appropriate manner. Taking the duty to manage the risk of asbestos fibre release to onsite and offsite personal through correct procedures and mitigation measures, the requirements for licensed work remain the same in the majority of cases, work with asbestos needs to be done by a licensed contractor. *The control limit for asbestos is 0.1 asbestos fibres per cubic centimetre of air (0.1 f/cm³). Training is mandatory for anyone liable to be exposed to asbestos fibres at work.*

2. SCOPE OF THE CEMP

This CEMP defines responsibilities and methods during the construction phase of this development to manage potential impacts to the environment and adjacent residential properties by the control of contaminant arising from the construction works.

The CEMP addresses the following issues associated with the development:

- 🌱 General Working Hours;
- 🌱 Construction Traffic Management;
- 🌱 Construction Lighting
- 🌱 Dust Emissions;
- 🌱 Ecology;
- 🌱 Water Pollution;
- 🌱 Waste Management;
- 🌱 Contaminated Land;
- 🌱 Noise & Vibration;
- 🌱 Tree Protection and,
- 🌱 Community Responsibility.

3. CONSTRUCTION MANAGEMENT PLAN

Roles, Responsibilities and Reporting

The Principal Contractor is responsible for:

- Implementing the CEMP;
- Monitoring Sub-Contractor's performance to the CEMP;
- Developing and implementing mechanisms for dealing with problems; and
- Acting as a point of contact for consultation and feedback with adjacent landowners, statutory consultees, the public and other interested parties.

The Principal Contractor would be responsible for establishing management procedures for compliance with:

- All relevant legislation (see Section 1.5);
- The environmental controls and mitigation measures contained in the CEMP; and
- Any environmental or other codes of conduct required by the Applicant.

The Site Manager, competent in environmental management, will be responsible for the co-ordination and implementation of this CEMP and would assist in ensuring that the Principal Contractor's CEMP responsibilities are met. Monthly records of compliance and non-compliance should be maintained and held at the Principal Contractor's Site office.

The client may appoint an independent Environmental Compliance Manager (ECM) to undertake regular environmental inspections to audit compliance of the Principal Contractor and Sub-contractors with the CEMP and to undertake general inspection of site conditions. Compliance records would also be available for inspection by representatives of the client, the Environmental Health Division, and the Environment Agency.

If required, the ECM would submit progress reports to the client following site inspections to provide continuous feedback on environmental performance at the site.

Environmental Management Principles

Environmental management issues throughout the life of the development, will be governed or guided by the following 'standards', including:

- Those contained in legislation (see Section 1.5);
- Those established by industry codes of practice (see Section 1.5); and
- Those that are specific to commitments made during consultation, and measures as may be set out in conditions or in other consents.

External Communications

The Principal Contractor would be responsible for formal external communications, particularly those with statutory consultees. The main consultees likely to be involved would include:

- North Tyneside Council
- Environment Agency;
- Health and Safety Executive; and
- Other stakeholders.

The Principal Contractor and their subcontractors would therefore be required to attend meetings as appropriate.

A complaints procedure will be established whereby any complaints would be made direct to the Principal Contractor's Project Supervisor. Details of a telephone number and contact details will be made available to all potential complainants and other interested parties. The telephone would normally be answered in person. Details of the complaint, its source, its location and date and time will be recorded in line with the complaints procedures.

Complaints will be investigated by the Site Manager (and if required the ECM), as appropriate. Appropriate action will be taken where necessary, and records of all such complaints and actions will be maintained on-site.

Training

All site personnel including contractors and sub-contractors would be made aware of their responsibilities with respect to the CEMP, and its appropriate implementation. As part of the implementation of the CEMP, the site induction programme will ensure that all site personnel are conversant with:

- The CEMP and its onsite implementation; and
- The environmental sensitivities of the site, particularly in respect of nearby receptors.

Monitoring

A monitoring programme of the environmental effects of the construction phase will be implemented in line with the CEMP requirements. This would:

- Evaluate the effectiveness of environmental mitigation, and identify environmental problems and appropriate responses at an early stage;
- Ensure that the works are carried out in accordance with the provisions of the CEMP; and,
- Identify and implement any environmental improvements that would contribute to the overall environmental performance of the project.

Any site inspections and more formal audits are likely to use a checklist pro-forma, which would cover the environmental issues addressed in this CEMP.

Where any non-conformances are identified these will be rectified in accordance with non-conformance, corrective and preventative action procedures.

The CEMP will be implemented for the duration of the contract and until such time as permanent measures, such as permanent drainage and silt mitigation controls, are deemed to be adequate and appropriately constructed to the specifications stated within the Contract.

4. GENERAL CODE OF CONSTRUCTION PRACTICE

The following practises will be employed to mitigate the potential for any waste or contaminant to enter the identified receptor being Wallsend Burn.

General Working Hours

No external construction works, works of demolition, deliveries, external running of plant and equipment shall take place other than between the hours of 0800 to 1800 on Monday to Friday and 0800 to 1400 on Saturday.

Dust Emissions

During the construction phase, the primary mitigation to alleviate dust effects from construction activities will be through a management scheme, key elements of which are outlined below:

- The project and construction methods should define, where practicable, the products of site clearance, excavation etc. which shall be used onsite as part of the development to avoid the unnecessary importation of materials onto the site and minimise traffic movements to and from the site;
- Site roads will be swept and sprayed with water to prevent dust causing nuisance off site;
- Roads around the site will be inspected regularly for accumulation of dust and mud. All such accumulations will be removed as soon as possible after they have been identified;
- No bonfires would be allowed onsite;
- Where reasonably practicable, potentially dusty activities would be located away from Site boundaries. Equipment and techniques that minimise dust emissions, using the best available dust suppression measures, would be employed to reduce potential emissions. Such measures may include pre-washing of work surfaces, screening off work areas and damping down of dusty residues;
- All material and spoil storage should be sheeted where appropriate. Such storage will be located away from site boundaries;
- Material drop heights during loading and unloading of materials and the transfer of materials would be kept to a minimum wherever possible. All chutes and skips would be enclosed and in all instances material would be damped down prior to moving from one location to another;
- Vehicles carrying material to and from the Site would be adequately and securely sheeted. If material is especially fine, then transport would be in closed tankers;
- Wheel wash facilities should be provided for vehicles moving to and from the site at all entry and exit points. Silty water from wheel-wash facilities will require appropriate disposal to prevent unacceptable levels of suspended solids entering any nearby surface water bodies. Any disposal of surface water generated on site during construction to controlled waters will require consent from the EA. Wheel wash facilities should not be located too close to surface waters.
- Street sweeper will be on call to clean access routes as necessary;
- All non-road mobile machinery would use fuel equivalent to ultra-low sulphur diesel and all would comply with current EU Emission Standards;
- All mobile plant allowed onsite would be managed in such a way as to minimise emissions, including being switched off when not in use and being located as far as practicable away from Site boundaries;
- Stationary construction plant, such as cranes and generators would, as far as practicable, be positioned away from Site boundaries. All construction plant would be serviced regularly and maintained in a satisfactory manner so as to minimise emissions;
- Detailed timetables for the delivery of materials and equipment to the Site would be

compiled and agreed with trade contractors and suppliers to ensure a policy of 'just in time' deliveries are followed during the construction period where possible, to avoid congestion on the local network, and reduce the potential number of vehicle movements required.

Visual Impact

Contractor's compounds and areas for material storage will be located within the allocated development area. The locations within the development area will be chosen with due regard as to recognise the sensitivity of the outlook from nearby properties.

Ecology

Attention will be paid towards the defined mitigation elements detailed within the approved EPR Ecological Appraisal (Ref: 22/05-1A, dated April 2022), WYG Update Ecological Appraisal (Ref: NE03544, dated August 2020) and WYG Landscape and Ecology Mitigation and Management Plan (Ref: NE04156, dated August 2020), and any relevant ongoing requirements stipulated in the planning conditions with the requirements as detailed below.

An Ecological Clerk of Works (ECoW) will be appointed by the developer to undertake a pre-commencement walkover and checking surveys and to advise on habitat and species protection and mitigation for the site. The ECoW will also undertake regular supervision visits to oversee the agreed habitat protection areas and visit as required to oversee any unexpected works that could affect habitats or species onsite.

Designated Sites

There are no internationally designated sites for nature conservation within 5 km of the Site though 1no. statutorily designated site for nature conservation, Wallsend Dene Local Nature Reserve (LNR), is located 0.9 km east of the Site. Wallsend Dene LNR is designated for its mosaic of ancient grassland and scrub with grazed pastures, parkland and amenity use.

Given the nature of the Proposed Development and the distance to the nearest statutory designated site (Wallsend Dene LNR), it is not considered that the Proposed Development will have an adverse impact on this designation.

However, as per the recommendations in the 2020 WYG report a Construction and Environmental Management Plan (CEMP) should be in place for the duration of the works and will include best practice measures to control noise, dust and pollution to further mitigate for any adverse impacts to designated sites as a result of construction activities.

- 🌍 Best practice working methods are recommended to avoid any potential impacts on designated sites in the wider area.

Habitats

Assessment at the site completed by WYG (2020) and more recently EPR (2022) identified Mixed Plantation Woodland throughout the site between fairways and site boundaries with dense/scattered scrub located within the central and eastern site areas and amenity grassland was noted throughout the site along fairways. Tall ruderal stands were present on the eastern stream bank within the southern site area and species poor hedgerow with trees along the southern site boundary. 1no. ponds and running water were noted at the site. Copies of the Habitat plan are presented within Appendix VII of the EPR report.

- 🌍 Woodland habitats will be retained and protected in accordance with approved plans. Additional tree clearance is not supported, with any amendments to approved plans requiring additional submission and approval with the potential requirement for planting elsewhere within the site;
- 🌍 Retained trees will be protected during construction in accordance with BS5837:2012, 'Trees in relation to design, demolition and construction – Recommendations'.

- It is considered that the Tree Constraint Plans and Root Protection Zone Plans shall be presented and available for the duration of the works with appropriate easements to mitigate potential risks and root zones as necessary;
- The outer edges of protection zones are to be marked with barrier fencing to exclude construction works and vehicle movements;
- Excavation near retained trees and/or hedgerows is to be avoided or to be completed by hand with consultation and potential supervision from a trained arboriculturist.
- 🌱 To enhance biodiversity within the site retained woodland and new woodland planting within the site will be managed to be enhanced for wildlife as outlined within the LEMMP;
- 🌱 The watercourse on site will be retained, protected, enhanced and managed for wildlife as outlined within the LEMMP. Mitigation from potential runoff from proposed construction activities will be mitigated accordingly by inclusion of silt barriers as necessary.
 - A minimum 5m buffer from Wallsend Burn and the works shall be maintained throughout and fenced off to prevent encroachment of machinery;
 - Remedial works to remove all obstructions within the channel and prune applicable overhanging branches with silt removal where necessary;
 - SUDs features shall be appropriately plants and maintained prior to establishment

As identified by WYG (2020), the sections of woodland that are proposed to be removed as a part of the Proposed Development comprised sparsely planted immature to semi-mature trees with little to no ground flora.

Protected and Notable Species

The 2022 Update Ecological Appraisal confirmed that no significant changes in habitats were recorded and consequently the results of the Ecological Appraisal conducted by WYG in 2020 remain valid, likely due to its ongoing management as an active golf course. Stating:

- 🌱 11 trees were recorded within the Site with suitability to support roosting bats, however no loss of these trees is anticipated as a result of the Proposed Development.
- 🌱 The extent of Himalayan Balsam recorded along the stream within the Site has increased in extent compared to the results recorded by WYG. Himalayan Balsam canes and seedling were recorded on both banks for the entire length of the stream within the Site.
- 🌱 Japanese Knotweed was also recorded within the Site just north of the stream and directly adjacent to the Site along the western boundary.
- 🌱 The Site is still considered suitable to support foraging/commuting bats, breeding birds, Red Squirrel and invertebrates. The Site also contains suitable terrestrial habitat for amphibians, although connectivity to suitable offsite aquatic habitat is limited making presence within the Site unlikely. As no significant changes in habitats present to support these species was recorded no further surveys are required for onsite habitats or protected/notable species.
- 🌱 Mitigation measures outlined in the LEMMP (WYG, 2020) will ensure retained and created habitats are enhanced and managed for the benefit of biodiversity. The long-term management of habitats for ecology are also detailed within the 30 year Ecology Management and Monitoring Plan (EPR, 2022).

EPR supported the previously approved WYG mitigation recommendations stating the following, with comments from North Tyneside Council incorporated:

- 🌱 All construction workers attend a toolbox talk prior to commencing works onsite so that they are made aware of the ecological issues relating the site;
- 🌱 Habitats within, and immediately adjacent to the site boundary are considered to have ecological and/or nature conservation value to the ecological value or adjacent to habitats

with ecological value will require safeguarding during works by permanent or temporary fencing during construction to prevent damage or degradation;

- Five bat boxes will be erected on retained trees within the site to enhance the site for roosting bats;
- Construction works shall only be undertaken during daylight hours to prevent disturbance of foraging and commuting bats as well as other nocturnal animals;
- Precautionary pre-construction check for badger setts c.48hours prior to the commencement of development works;
- Undertake any clearance of vegetation outside the nesting bird season (typically runs from March to September, inclusive) wherever possible, otherwise, vegetation clearance should only be undertaken following a nesting bird check by an ecologist;
- Bird boxes, habitat piles to provide habitats for invertebrates and management of habitats for wildlife will be undertaken in accordance with the LEMMP and are likely to enhance the site for breeding birds in the long term;
- Pre-construction drey check (for squirrels) prior to removal of trees;
- Conduct a search by hand for hedgehogs immediately prior to removing any dense vegetation and brush piles. Any hedgehogs found should be moved to a safe area away from the development works.
- Mowing of rough grassland areas will be delayed until late summer / early autumn, after any wildflowers or bulbs have finished flowering, which will enhance the habitats for use for invertebrates such as butterflies, bees and beetles. Further details are provided within the LEMMP.
- An invasive species management plan is recommended to prevent the spread of Indian Balsam, Himalayan Balsam and Japanese Knotweed identified within the EPR report.
 - Where invasive species are identified, these areas will be fenced off and a specialist invasive species contractor appointed to treat and/or remove stands.

Water Pollution

General Site Measures

Stockpiled materials will be placed away from any links to watercourses and stockpiles will be covered, especially during wet weather would reduce any sediment run-off loads.

Liquids and solids of potentially hazardous nature, (e.g. diesel fuel, oils, solvents) will be stored on surfaced areas, with bunding, in accordance with the Environment Agency's Pollution Prevention Guidance Note 2 ('PPG Note 2') and with COSHH Regulations such that no oil or other contaminants are allowed to reach water courses or underlying ground and groundwater.

Tanks will be placed on impermeable bases to reduce the risk of spillage to groundwater. All facilities for the storage of oils, fuels or chemicals will be sited on impervious bases with adequate secondary containment. The volume of any secondary containment will be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, any compound will be at least the equivalent to the capacity of the largest tank, or the combined capacity of all inter-connected tanks plus 10%.

All filling points, vents, gauges and sight glasses would be located within a contained area. The drainage system of any bund would be sealed with no discharge to any watercourse, land or underground strata. Associated pipe-work will be located above ground and protected from accidental damage. All filling points and tank over flow pipe outlets would be detailed to discharge downwards into secondary containment.

Waste fuels, oils and chemicals will be disposed of via a registered waste disposal contractor. Spill response equipment in the form of spill kits will be retained on site in a place close to the site boundary, clearly marked and known to all site staff. Spill kits will also be issued to a

limited number of vehicles on site. Consideration will also be given to the use of biodegradable lubricants and hydraulic oils.

Construction/Pollution Prevention Plan

This document should be implemented from the very outset of the development, and throughout the consideration works.

Water Pollution Control

No discharges of sewage will be made to the ground.

The construction site drainage system would be designed and managed to comply with BS6031:198 “The British Standard Code of Practice for Earthworks”, which details methods that would be considered for the general control of drainage on construction sites. Further advice is also contained within the British Standard Code of Practice for Foundations (BS8004, 1986).

Any discharges to the sewer will be agreed with the Environment Agency and a licence obtained from Northumbrian Water in advance of such activities.

The Client and any contractors will ensure that any water that may have come into contact with contaminated materials will be disposed of in accordance with the Water Resources Act, 1991 or Water Industries Act 1991, and to the satisfaction of the relevant authority.

Contractors would also take full account of the requirements of Environment Agency Pollution Prevention of Pollution of Controlled Waters (PPG1) guidance and of advice on the layout of construction sites and the surface drainage systems as given in:

- PPG1 General Guide to the Prevention of Pollution
- PPG3 Use of Oil Separators in Surface Water Drainage Systems; and,
- PPG5 Works in, Near or Liable to Affect Watercourses.

Waste

In accordance to the planning permission conditions only inert material which has been demonstrated as being suitable for use shall be deposited on the site. Any biodegradable material, plastic, timber, metal, paper wastes or putrescible material shall be strictly excluded.

All waste from the Site would be removed, by skips or compactor, to licensed waste transfer stations for recycling, treatment or disposal. Methods for separating and removing waste from the Site will be recorded by the Site Manager. The Site Manager would ensure the Principal Contractor is registered as a hazardous waste producer.

Where possible material will be reused on site. Surplus soils that require off-site disposal, consideration must be given to the previous geo-environmental site investigation reports with respect to levels of contamination prior to any off-site disposal.

Other surplus materials, which are not deleterious or hazardous but which cannot be recycled, will only be permitted to be deposited in authorised landfills in accordance with the requirements of the Environment Agency, specifically the Hazardous Waste (England and Wales) Regulations 2005 and the Duty of Care Regulations 1991, and the Environmental Permitting (England & Wales) Regulations 2010.

Clean topsoil/subsoil for landscaping areas will be imported from a local source to minimise vehicle movements and will be tested prior to landscaping.

Any asbestos waste should be removed from site by a suitably qualified contractor and taken to the correct waste facility. If ACM is encountered on site and can be removed it should be double bagged in the relevant asbestos bags and disposed of off-site.

Contaminated Land

A remediation and enabling strategy has been undertaken in order to:

- Assess the most appropriate earthworks solution to ensure the delivery of the optimum development platform;
- Define validation criteria to demonstrate the successful implementation of a site Remediation & Enabling works plan;
- Specify Geotechnical Engineering Performance Requirements;
- Ensure the safe, cost effective and regulatory compliant redevelopment of the site;
- Provide a detailed specification for the re-engineering of site 'won' soils to be compacted as an engineered fill to uplift levels to support the proposed adopted highway, estate roads, infrastructure and general development platform;
- Detail validation testing specification and testing methodologies to demonstrate that the fill material has been constructed in accordance with the requirements of North Tyneside Council Highways Authority & the Highways Design Manual Specifications for the construction of structural fill; and,
- Provision of validation monitoring during the site works to facilitate the production of a suitably detailed deification report.

Reference to the HSE Guidance Document '*Protection of Workers and the General Public During the Development of Contaminated Land*' should be considered.

In accordance with the current requirements of the regulatory authorities, validation samples will be collected from all materials that are to be subject to movement under the protocols outlined within the Remediation Strategy, or for materials to be imported onto site to facilitate the proposed development.

Upon removal of any hotspots of unexpected contamination, validation samples will be collected from the base (2 No.) and sidewalls (4 No.) of the resultant excavation to reasonably demonstrate no residual impact to the underlying strata.

Soil samples destined for chemical analysis will be collected at regular intervals in appropriate sampling containers. All samples will subsequently be stored in cooled boxes prior to submission to a UKAS / MCERTS accredited laboratory.

All samples will be collected using appropriate PPE and sampling equipment that will be cleaned at each sampling location.

Where material is found to contain concentrations of potential contaminants at levels in excess of the site specific screening criteria (as detailed within Appendix IV), further assessment will be required with subsequent recommendations on the appropriate use for the material in question, which may involve the disposal of such materials off-site to a suitable waste management facility.

The sampling frequency for materials to be managed under the Remediation Strategy.

Minimise run-off of contaminated water

A surface water assessment will be conducted prior to works commencing in order to determine the possible pathways and distances to the identified surface water features. Dependent on the pathways identified, the contractor will develop a strategy and mitigation measures in order to prevent any above ground water flow from flowing directly or indirectly into these features. Preventative measures may include physical barriers in the form of lined soil bunds, bespoke flood defence barriers and/or the excavation of boundary swales to collect surface run-off. Any surface run-off intercepted by the protection measures will be collected within strategically located sumps and pumped back into the water treatment plant.

The risk of water becoming polluted should be minimised. All sources of pollution should be identified at the planning stage and appropriate mitigation measures put in place.

Based on the findings of the previous ERGO investigation for the site, it was considered that there is no significant risk to controlled waters. Should any unforeseen gross contamination be identified within further works ERGO should be contacted immediately to discuss an appropriate course of action.

The Principal Contractor should continue to take appropriate levels of care and attention during the construction phase should other previously unknown areas of contamination be uncovered during construction activities.

There are three simple principles which should be followed to minimise the volume of contaminated run-off being generated;

- Divert clean surface water away from exposed soils;
- Minimise erosion of exposed soils; and,
- Prevent water polluted with sediment from leaving the site.

Diverting clean surface water away can significantly reduce the volume of water contaminated with sediment on site thus reducing the risk of pollution and the costs associated with treating contaminated water before discharge. The use of diversion drains and bunds can temporarily divert clean water away from the site.

The most obvious way to minimise erosion is to minimise the amount of soil exposed. Existing mature vegetation will not only be able to absorb rainfall and filter sediment polluted run-off, but the extensive root systems help to hold soils together and reduce erosion. Leave as much existing vegetation in place as possible and protect it with fences and signs where necessary. Only clear that part of the site which will be worked on in the near future. Leave buffer strips of vegetation 5–10m wide along site boundaries and river banks to act as sediment filters. Buffer strips are generally secondary measures and must not be used as the sole method to prevent or treat the escape of polluted water.

When preventing water polluted with sediment it is necessary to ensure that:

- Water polluted by sediment is not allowed to leave the site untreated; and,
- The level of treatment is sufficient to ensure the final discharge is acceptable.

In most cases this will involve collecting the polluted run-off and routing it to treatment by filtration, settlement or specialist techniques. As well as treatment immediately prior to discharge, polluted water can be treated at source and enroute to the discharge point – though this does not necessarily negate the need for further treatment before discharge.

Techniques include:

- diversion drains/ditches (see Figure 6);
- silt fence;
- fibre roll;
- filter bund;
- silt trap;
- haul routes and site entrances; and,
- surface drainage protection.

Construction Traffic Management

Closures and Diversions during Construction

It is not anticipated that any permanent road closures and diversions are required during the construction phase. Site entrances would be signposted to alert pedestrians to vehicle movements. A competent Banksman will be stationed at the site entrance whenever a vehicle

enters or exits the site to ensure safe vehicular access and egress to and from the site and that pedestrian safety is not compromised by vehicle movements.

Prior permission from North Tyneside Council will be obtained for the delivery of loads likely to cause any significant disruption. At present no such loads are anticipated during the construction programme.

North Tyneside Council will be notified of any temporary diversions of footpaths, and the posting of notices informing local residents and businesses. Where necessary, for reasons of public safety, notice regarding planned closures or diversions of footpaths forming part of the Site would be given by the client to NTC, the Police, the Fire Brigade and other emergency services sufficiently in advance of the required closure or diversion dates.

Vehicle Movements and Exits/Entrance to Site

The construction traffic into the Site during peak hours will be minimised to reduce the impact on traffic congestion on local roads.

A detailed route for HGV's together with management proposals would be agreed with the council, if required. The construction programme will aim to time the majority of lorry movements for completion outside the peak morning and peak afternoon hours.

During the construction phase, appropriate signage will be deployed to direct construction traffic to the prescribed off-site routes. The agreed routes would also be displayed prominently near the entry/exit points at Site. No out-of-hours parking on public roads would be allowed. Provision would be made within the Site for construction parking within the staff welfare and office complex. The construction traffic logistics would be managed by the Client.

Site access improvements must be undertaken prior to development as well as full details of the proposed mitigation measures comprising upgrade of the definitive footpath to cycle route.

Lighting

Lighting to Site boundaries would be provided with illumination sufficient for the safety of the passing public, including any disabled people. Precautions would be taken to avoid shadows cast by items such as Site hoardings on surrounding footpaths and roads.

Site lighting would also be positioned and directed so as not to unnecessarily intrude on adjacent properties.

Tree Protection

All works should accord to the provision of the Arboricultural Method Statement for the protection of trees and their root systems and as detailed below:

- 🌳 All ground levels where trees are located should be maintained. Changes to soil levels adjacent to trees can severely affect the trees structural integrity and its ability to gain moisture and nutrients from the surrounding soil.
- 🌳 Unavoidable level changes that may affect retained trees, and not already accounted for within this method statement, should be assessed by a qualified arboriculturalist so that any mitigation or special construction techniques can be considered.
- 🌳 Building material storage and operations that can contaminate soil, such as cement mixing, must be confined to areas outside the construction exclusion zone.
- 🌳 Fires should not be lit.
- 🌳 The trees should not be used to attach notices, cables or other services.
- 🌳 Installation of underground services near or adjacent to trees on the site shall conform to the requirements of National Joint Utilities Group publication Volume 4 (November 2007).

- 🌳 At the beginning of the construction phase, the site manager will appoint a delegated site representative who shall be responsible for continued checking of the protective fencing to ensure it is compliant with the exclusion zone.
- 🌳 Removal of the existing short wall within RPA's of Trees 1 & 2 must be undertaken by hand, working from outside of the construction exclusion zone, and with all arisings being removed to the north of the protective fencing and kept away from the construction exclusion zones as shown on Appendix 7. Removal of subterranean sections of the wall must also be undertaken by hand, with care to avoid contact and damage to any underlying root tissue encountered. If necessary to avoid soil and root disturbance underlying material can be left in-situ and covered with clean top-soil.
- 🌳 Installation and replacement of hard-surfacing within tree RPA's: all works will be undertaken by hand and without necessity for significant excavation. Removal of the existing turf will be required (by hand), but any increased excavation of the existing ground must be restricted to the depth of the slabs plus a minimal allowance for a compacted subbase of washed sand.

All works within RPA's will follow the guidelines including the following:

- 🌳 All excavations within root protection areas must only be undertaken using hand tools or pedestrian operated machinery.
- 🌳 The required excavations must be kept to a minimum to avoid unnecessary root damage and ideally undertaken during the presence of an arboriculturalist.
- 🌳 Great care must be taken not to damage the bark of roots that can be retained in order to avoid wounds which could be exploited by pathogens.
- 🌳 Exposed roots that can be retained must be wrapped with dry sacking if to be left for extended periods e.g. overnight. Sacking must be removed prior to backfilling.
- 🌳 All roots >25mm should be preserved and worked around. Where this is not possible, severance should only take place after consultation with the tree officer / appointed arboriculturalist. Roots must be cut using a sharp knife leaving as small a wound and as clean a cut as possible.
- 🌳 Great care must be taken not to allow contaminants, such as oils, into the excavation.

Community Responsibility

The Client will liaise with local resident groups so as concerns that they might have can be aired and resolved. The client should make available to the general public details of the following:

- 🌳 Details for the site manager, including contact telephone number; and
- 🌳 Out of hours contact telephone numbers in the event of an emergency.

END OF REPORT

APPENDIX I
Glossary of Acoustic
Terminology

Noise

Noise is defined as unwanted sound. Human ears are able to respond to sound in the frequency range 20 Hz (deep bass) to 20,000 Hz (high treble) and over the audible range of 0 dB (the threshold of perception) to 140 dB (the threshold of pain). The ear does not respond equally to different frequencies of the same magnitude, but is more responsive to mid-frequencies than to lower or higher frequencies. To quantify noise in a manner that approximates the response of the human ear, a weighting mechanism is used. This reduces the importance of lower and higher frequencies, in a similar manner to the human ear.

Furthermore, the perception of noise may be determined by a number of other factors, which may not necessarily be acoustic. In general, the impact of noise depends upon its level, the margin by which it exceeds the background level, its character and its variation over a given period of time. In some cases, the time of day and other acoustic features such as tonality or impulsiveness may be important, as may the disposition of the affected individual. Any assessment of noise should give due consideration to all of these factors when assessing the significance of a noise source.

The most widely used weighting mechanism that best corresponds to the response of the human ear is the 'A'-weighting scale. This is widely used for environmental noise measurement, and the levels are denoted as dB(A) or L_{Aeq} , L_{A90} etc, according to the parameter being measured.

The decibel scale is logarithmic rather than linear, and hence a 3 dB increase in sound level represents a doubling of the sound energy present. Judgement of sound is subjective, but as a general guide a 10 dB(A) increase can be taken to represent a doubling of loudness, whilst an increase in the order of 3 dB(A) is generally regarded as the minimum difference needed to perceive a change under normal listening conditions.

An indication of the range of sound levels commonly found in the environment is given in the following table.

Typical sound levels found in the environment

Sound Level	Location
0 dB(A)	Threshold of hearing
20 to 30 dB(A)	Quiet bedroom at night
30 to 40 dB(A)	Living room during the day
40 to 50 dB(A)	Typical office
50 to 60 dB(A)	Inside a car
60 to 70 dB(A)	Typical high street
70 to 90 dB(A)	Inside factory
100 to 110 dB(A)	Burglar alarm at 1m away
110 to 130 dB(A)	Jet aircraft on take off
140 dB(A)	Threshold of pain

Acoustic terminology

dB (decibel)	The scale on which sound pressure level is expressed. It is defined as 20 times the logarithm of the ratio between the root-mean-square pressure of the sound field and a reference pressure ($2 \times 10^{-5} \text{Pa}$).
dB(A)	A-weighted decibel. This is a measure of the overall level of sound across the audible spectrum with a frequency weighting (i.e. 'A' weighting) to compensate for the varying sensitivity of the human ear to sound at different frequencies.
LAeq, T	LAeq is defined as the notional steady sound level which, over a stated period of time (T), would contain the same amount of acoustical energy as the A - weighted fluctuating sound measured over that period.
LAmix	LAmix is the maximum A - weighted sound pressure level recorded over the period stated. LAmix is sometimes used in assessing environmental noise where occasional loud noises occur, which may have little effect on the overall Leq noise level but will still affect the noise environment. Unless described otherwise, it is measured using the 'fast' sound level meter response.
L10 & L90	If a non-steady noise is to be described it is necessary to know both its level and the degree of fluctuation. The Ln indices are used for this purpose, and the term refers to the level exceeded for n% of the time. Hence L10 is the level exceeded for 10% of the time and as such can be regarded as the 'average maximum level'. Similarly, L90 is the 'average minimum level' and is often used to describe the background noise. It is common practice to use the L10 index to describe traffic noise.
Free-field Level	A sound field determined at a point away from reflective surfaces other than the ground with no significant contributions due to sound from other reflective surfaces. Generally as measured outside and away from buildings.
Fast	A time weighting used in the root mean square section of a sound level meter with a 125millisecond time constant.
Slow	A time weighting used in the root mean square section of a sound level meter with a 1000millisecond time constant.
BS4142: 1997	This British Standard describes a method of determining the level of a noise of an industrial nature, together with procedures for assessing whether the noise in question is likely to give rise to complaints from persons living in the vicinity.

APPENDIX II
Planning Application



North Tyneside Council

North Tyneside Council
Planning – 1st Floor Left
Quadrant East
The Silverlink North
Cobalt Business Park
North Tyneside
NE27 0BY

Harrison Golf And Leisure Newcastle Ltd
C/O JW Planning Ltd
John Wyatt
41 Marske Mill Lane
Saltburn By The Sea
TS12 1HT

Application No:
20/01181/FUL

Date of decision issue:
16 March 2021

TOWN AND COUNTRY PLANNING ACT 1990
Town and Country (Development Management Procedure) (England) Order 2015
(DMPO)
Town and Country (Applications Regulations) 1988

GRANT OF PLANNING PERMISSION

TAKE NOTICE that in pursuance of its powers under the above mentioned Act and Regulations North Tyneside Council as Local Planning Authority hereby **GRANTS** planning permission

For: Construction of a driving range with associated parking, including ancillary sports bar/restaurant, pro shop, golf academy, golf club changing facilities, and function rooms, creation of a new vehicular access and reconfiguration of Wallsend Golf Course. (Resubmission) (Amended and additional information 17.11.20 & 18.11.20) (Additional information 07.01.21)

at: Centurion Park Golf Club Rheydt Avenue Wallsend Tyne And Wear NE28 8SU

in accordance with the application numbered 20/01181/FUL, deemed valid by the Council on 8 September 2020, and the plans stamped as approved on 16 March 2021.

SUBJECT TO CONDITIONS as follows:

- 1) The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications:
Location and Site Plans 25520 1205 PO1
Proposed Site Plan 25520 1200 P08
General Layout 020/415/01 Rev A
Proposed Ground Floor Plan 25520-1210-PO3

Proposed First Floor Plan 25520-1212-PO1
Proposed Landscape 020/415/03
Proposed Roof Plan 25520-1211-PO1
Proposed Site Sections 25520-1240-PO3
Proposed Elevations 25520-1255-PO2
Drainage Proposal 020/415/05 Rev A
Proposed Contours 1 of 2 020/415/04 Rev A
Proposed Contours 2 of 2 020/415/04 Rev A
Maintenance Shed Elevations 25520 1215 P01
Proposed Machinery Shed Plan 25520-1216-PO1
Driving Range Fencing Plan Proposed
Extract of Site Plan with trees 1202 P01
Mezzanine Plan 25520 1213 P02
Landscape Strategy Plan 1576-2-1 REV C
Planting Strategy East 1576-2-2A REV E
Planting Strategy West 1576-2-2B REV E
Tree Translocation Strategy 1576-2-3D
Culvert detail
Swale Detail
Drainage Ditch Detail
Footpath Construction Detail

Reason: To ensure that the development as carried out does not vary from the approved plans.

2) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

3) No development shall commence until a Construction Method Statement for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall: identify the access to the site for all site operatives (including those delivering materials) and visitors, provide for the parking of vehicles of site operatives and visitors; details of the site compound for the storage of plant (silos etc) and materials used in constructing the development; provide a scheme indicating the route for heavy construction vehicles to and from the site; a turning area within the site for delivery vehicles; dust suppression scheme (such measures shall include mechanical street cleaning, and/or provision of water bowsers, and/or wheel washing and/or road cleaning facilities, and any other wheel cleaning solutions and dust suppressions measures considered appropriate to the size of the development). The scheme must include a site plan illustrating the location of facilities and any alternative locations during all stages of development. The approved statement shall be implemented and complied with during and for the life of the works associated with the development.

Reason: This information is required pre development to ensure that the site set up does not impact on highway safety, pedestrian safety, retained trees (where necessary) and residential amenity having regard to policies DM5.19 and DM7.4 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

4) Notwithstanding Condition 1, no development shall commence until a scheme to show wheel washing facilities and mechanical sweepers to prevent

mud and debris onto the public highway has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include details of the location, type of operation, maintenance/phasing programme. Construction shall not commence on any part of the development other than the construction of a temporary site access and site set up until these agreed measures are fully operational for the duration of the construction of the development hereby approved. If the agreed measures are not operational then no vehicles shall exit the development site onto the public highway.

Reason: This information is required pre development to ensure that the adoptable highway(s) is kept free from mud and debris in the interests of highway safety having regard to policies DM5.19 and DM7.4 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

5) The building and use hereby approved shall only be open for business between the hours of 07:00 to 23:00 Mondays to Thursdays and 7:00 to 01:00 Fridays and Saturdays and 07:00 to 22:00 Sundays.

Reason: To safeguard the occupiers of adjacent properties from undue noise of other associated disturbance having regard to policy DM5.19 of the North Tyneside Local Plan (2017).

6) The construction site subject of this approval shall not be operational and there shall be no construction, deliveries to, from or vehicle movements within the site outside the hours of 0800-1800 Monday - Friday and 0800-1400 Saturdays with no working on Sundays or Bank Holidays.

Reason: To safeguard the amenity of nearby residents having regard to policy DM5.19 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

7) Prior to the commencement of the construction of any building above ground level, details of the materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: To secure a satisfactory external appearance having regard to policy DM6.1 of the North Tyneside Local Plan.

8) Prior to the commencement of construction works details of pollution control measures to protect the adjacent watercourse during the construction phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: This condition needs to be pre-commencement in order to prevent flood risk in accordance with NPPF.

9) Prior to the commencement of construction works details of the drainage design shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: This condition needs to be pre-commencement in order to prevent flood risk in accordance with NPPF.

10) No development shall take place to any building on the site until plans of the site showing the existing and proposed ground levels and levels of thresholds and floor levels of the proposed buildings has been submitted to and approved in writing by the Local Planning Authority. Such levels shall be

shown in relation to a fixed and known datum point. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: This needs to be pre-commencement condition to ensure that the work is carried out at suitable levels in relation to adjoining properties and highways, having regard to amenity, access, highway and drainage requirements having regard to policy DM6.1 of the North Tyneside Local Plan (2017).

11) Prior to the commencement of construction works for the car park details of the petrol interceptors for the car parking areas and their maintenance regimes shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to prevent flood risk in accordance with NPPF.

12) No development shall commence until a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, specifically to attempt to locate and determine the condition of mine entry 428567-002, and any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework.

13) The development shall be implemented in line with the drainage scheme contained within the submitted document entitled "Flood Risk and Drainage Assessment" referenced "MD1304/rep/001 Rev E". The drainage scheme shall ensure that foul flows discharge to the combined sewer at manhole 1903 and ensure that surface water discharges to the existing watercourse.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

14) Prior to any alterations being undertaken to any watercourse, a watercourse consent form shall be provided to and agreed in writing with the Local Planning Authority.

Reason: In order to prevent flood risk in accordance with NPPF.

15) No groundworks or development shall commence until a programme of archaeological fieldwork (to include evaluation and where appropriate mitigation excavation) has been completed. This shall be carried out in accordance with a specification provided by the Local Planning Authority.

Reason: The site is located within an area identified as being of potential archaeological interest. The investigation is required pre-commencement in order to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, in accordance with paragraph 199 of the NPPF, Local Plan S6.5 and policies DM6.6 and DM6.7.

16) The buildings shall not be occupied/brought into use until the final report of the results of the archaeological fieldwork undertaken in pursuance of condition 8 has been submitted to and approved in writing by the Local Planning Authority.

Reason: The site is located within an area identified as being of potential archaeological interest. The investigation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, in accordance with paragraph 199 of the NPPF, Local Plan S6.5 and policies DM6.6 and DM6.7.

17) The buildings shall not be occupied/brought into use until a report detailing the results of the archaeological fieldwork undertaken has been produced in a form suitable for publication in a suitable and agreed journal and has been submitted to and approved in writing by the Local Planning Authority prior to submission to the editor of the journal.

Reason: The site is located within an area identified in the Local Plan as being of potential archaeological interest and the publication of the results will enhance understanding of and will allow public access to the work undertaken in accordance with paragraph 199 of the NPPF, Local Plan S6.5 and policies DM6.6 and DM6.7.

18) Prior to the use of any crane on site during the construction of the development, a method statement for crane operation shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Newcastle International Airport. Thereafter the development shall only proceed in accordance with the agreed method statement.

Reason: In the interests of aviation safety given the close proximity of the site to the flight path of Newcastle International Airport in accordance with the advice in NPPF.

19) Prior to the commencement of the use of the buildings hereby permitted, a scheme for netting the SUDS until the vegetation is established and details of the drainage times shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Newcastle International Airport. Thereafter the development shall only proceed in accordance with the agreed scheme.

Reason: In the interests of aviation safety given the close proximity of the site to the flight path of Newcastle International Airport in accordance with the advice in NPPF.

20) Details of the Photovoltaic panels shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. They shall be designed to ensure they cause no glare to aviation. The development shall be carried out in accordance with the agreed details.

Reason: In the interests of aviation safety given the close proximity of the site to the flight path of Newcastle International Airport in accordance with the advice in NPPF.

21) The management recommendations set out in the Bird Strike Risk Assessment shall be carried out and maintained.

Reason: In the interests of aviation safety given the close proximity of the site to the flight path of Newcastle International Airport in accordance with the advice in NPPF.

22) Any lighting required for the development either permanently or during construction, should be fully cut off so as to minimise light pollution spilling into the atmosphere which could distract pilots on final approach to Newcastle International Airport.

Reason: In the interests of aviation safety given the close proximity of the site to the flight path of Newcastle International Airport in accordance with the advice in NPPF.

23) No part of the development shall be occupied until a scheme for the following off-site highway works has been submitted to and approved by in writing the Local Planning Authority:

Provision of new accesses

Closure of existing access & reinstatement to footpath

Provision of highway safety scheme on the Coast Road southern on-slip road

Upgrade of footpaths abutting site

Associated street lighting

Associated drainage

Associated road markings

Associated Traffic Regulation Orders

Associated street furniture & signage

The works shall be completed to a timescale agreed in writing with the Local Planning Authority and in accordance with the agreed details.

Reason: In the interests of highway safety having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

24) No part of the development shall be occupied until an area has been laid out within the site for vehicles to turn in accordance with the approved drawing and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off and turn clear of the highway thereby avoiding the need to reverse onto the public highway having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

25) The scheme for parking, and manoeuvring indicated on the approved plans shall be laid out prior to the initial occupation of the development hereby permitted and these areas shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

26) Notwithstanding Condition 1, prior to the development hereby approved being brought into use, details of facilities to be provided for the storage of refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority. The facilities which should also include the provision of wheeled for all waste types shall be provided in accordance with the approved details, prior to the occupation of the building and thereafter permanently retained.

Reason: In order to safeguard the amenities of the area having regard to policies DM6.1 of North Tyneside Local Plan (2017).

27) Prior to the occupation of any building hereby approved a scheme for the provision of secure undercover cycle parking shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, this scheme shall be implemented in accordance with the approved details before development is occupied and shall be permanently retained.

Reasons: In the interests of highway safety and encouraging sustainability having regard to DM7.4 of the North Tyneside Local Plan (2017).

28) No other part of the development shall begin until the new means of access has been sited and laid out in accordance with the approved drawing.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

29) No other part of the development shall begin until visibility splays have been provided on both sides of the access between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 43 metres along the edge of the carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall thereafter be kept permanently free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

30) No part of the development shall be occupied until an area has been laid out within the site for delivery vehicles to turn in accordance with the approved drawing and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off and turn clear of the highway thereby avoiding the need to reverse onto the public highway having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

31) No part of the development shall be occupied until a car park management strategy for the site has been submitted to and agreed in writing by the Local planning Authority. Thereafter the management of the car park shall be carried out in accordance with the agreed details.

Reason: In the interests of highway safety in accordance with the advice in NPPF.

32) No part of the development shall be occupied until a scheme for the provision of Electric Vehicles (EV) charging points has been submitted to and approved by in writing the Local Planning Authority. Thereafter, this scheme shall be implemented in accordance with the approved details before the

development is occupied and retained thereafter.

Reason: In the interests of promoting sustainable transport in accordance with the advice in NPPF.

33) No part of the development shall be occupied until details of a taxi & private hire servicing plan have been submitted to and approved in writing by the local planning authority. This plan shall include details of drop off & pick up points and allocated parking bays as necessary. Thereafter the taxi & private hire servicing plan shall be implemented in accordance with the approved details and retained thereafter.

Reason: In the interests of highway safety in accordance with the advice in NPPF.

34) No part of the development shall be occupied until a servicing & refuse management strategy for the site has been submitted to and agreed in writing by the Local planning Authority. Thereafter the servicing & management of the refuse shall be carried out in accordance with the agreed details.

Reason: In the interests of highway safety in accordance with the advice in NPPF.

35) Notwithstanding the Framework Travel Plan submitted, the full Travel Plan shall be developed as set out and implemented in accordance with the agreed details.

Reason: To accord with Central Government and Council Policy concerning sustainable transport.

36) No construction of the building above damp proof floor level shall take place until details of the height, position, design and materials of any chimney or extraction vent to be provided in connection with the development have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: In order to safeguard the amenities of adjoining properties having regard to policy DM5.9 of the North Tyneside Local Plan.

37) No construction of the building above damp proof floor level shall take place until details of any refrigeration plant to be installed in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The plant shall thereafter only be installed in accordance with the approved details and permanently retained as such.

Reason: In order to safeguard the amenities of adjoining properties having regard to policy DM5.19 of the North Tyneside Local Plan (2017).

38) No construction of the building above damp proof floor level shall take place until details of the air ventilation systems have been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented before the development is first occupied in accordance with the approved details and permanently retained.

Reason: In order to safeguard the amenities of adjoining properties having regard to policy DM5.19 of the North Tyneside Local Plan (2017).

39) Prior to the commencement of the building above damp proof level, details of an odour suppression system for the arrestment of cooking odours shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented before the development or use

commences in accordance with the approved details and permanently retained. The applicant shall maintain the odour suppression system as approved in accordance with the details provided by the manufacturer and as agreed in writing with the Local Planning Authority.

Reason: In order to safeguard the amenities of adjoining properties having regard to policy DM5.19 of the North Tyneside Local Plan (2017).

40) No equipment which exceeds current background noise levels at the closest residential properties (i.e. West Street) shall be operated on the site.

Reason: In order to protect the amenities of occupiers of nearby properties having regard to policy DM5.19 of the North Tyneside Local Plan (2017).

41) A noise scheme must be submitted to and approved in writing by the Local Planning Authority for all plant or equipment installed at the site prior to its installation. The rating level for all plant must not exceed the current background noise levels as provided in noise assessment report reference NT14003 of 50 dB LA90 1 hr daytime and 40 dB LA90 15 min for night time, when assessed in accordance to BS4142 at the front facade of residential properties on West Street. It will be necessary following installation of the plant and equipment that acoustic testing is undertaken to verify compliance with this condition within one month of its installation and submitted for written approval prior to the operation of the plant.

Reason: In order to safeguard the amenities of adjoining properties having regard to policy DM5.19 of the North Tyneside Local Plan (2017).

42) All plant and machinery shall be enclosed with sound insulation materials in accordance with a scheme to be submitted to and agreed by the Local Planning Authority in writing prior to its installation and the plant and machinery shall not be used until the approved soundproofing has been implemented. This scheme will include details of the noise levels expected to be created by the combined use of external plant and equipment to ensure compliance with the noise rating level. The development shall be carried out in accordance with the agreed details.

Reason: In order to safeguard the amenities of adjoining properties having regard to policy DM5.19 of the North Tyneside Local Plan (2017).

43) Deliveries and collections to the premises shall only occur between 07:30 hours and 21:00 hours.

Reason: In order to safeguard the amenities of adjoining properties having regard to policy DM5.19 of the North Tyneside Local Plan (2017).

44) Door and windows in the restaurant and function rooms must be kept closed whenever live or amplified music, in the form of Discos and DJ's, is played at the premises.

Reason: In order to safeguard the amenities of adjoining properties having regard to policy DM5.19 of the North Tyneside Local Plan (2017).

45) A noise management scheme must be submitted to and approved in writing to the Local Planning Authority prior to the commencement of the use of the building that details the measures to be implemented and thereafter retained to minimise noise impacts of events held within the function room and restaurant to ensure all activities and use of the premises is suitably mitigated via sound control measures. The development shall be carried out in accordance with the agreed scheme.

Reason: In order to safeguard the amenities of adjoining properties having regard to policy DM5.19 of the North Tyneside Local Plan (2017).

46) Details of the volume control system must be submitted to and approved in writing to the Local Planning Authority to ensure the background music level for the golf driving bays achieves a level of 78 dB LAeq for each of the speakers at 2m. Following installation of the volume control system acoustic testing shall be undertaken to verify compliance with this condition within one month of its installation and the results of this shall be submitted to and approved in writing by the Local Planning Authority prior to its operation.

Reason: In order to safeguard the amenities of adjoining properties having regard to policy DM5.19 of the North Tyneside Local Plan (2017).

47) Noise levels from the driving range bays (including both voices and background music) should not exceed background noise levels during both daytime and night-time hours. Compliance noise monitoring shall be carried out within three months following first occupation of the building, during typical operations at the golf driving range. Following the noise monitoring an assessment, in accordance with BS4142, must be submitted, highlighting the requirement for any noise mitigation, for written approval to the Local Planning Authority. Following the implementation of any mitigation measures, compliance monitoring should be repeated and an assessment in accordance with BS4142 must be re-submitted, for written approval to the LPA. If any complaints are received to the Local Authority regarding noise levels at the premises, within 1 month of notification of this by the Local Authority to the operator, a re-assessment of the noise levels shall be undertaken and any further mitigation measures agreed.

Reason: In order to safeguard the amenities of adjoining properties having regard to policy DM5.19 of the North Tyneside Local Plan (2017).

48) An appropriate mechanical ventilation scheme must be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development and thereafter maintained to protect against windows and doors being opened during functions when amplified music is being played. The agreed details shall be implemented in accordance with the approved details prior to the commencement of the use and retained thereafter.

Reason: In order to safeguard the amenities of adjoining properties having regard to policy DM5.19 of the North Tyneside Local Plan (2017).

49) The external seating areas shall only be used between 08:00 to 21:00 hours.

Reason: In order to safeguard the amenities of adjoining properties having regard to policy DM5.19 of the North Tyneside Local Plan (2017).

50) Grass cutting activities for the golf greens located adjacent to West Street shall only occur between 07:00-21:00 hours Monday to Saturday and 09:00 - 21:00 hours on Sundays. A plan identifying the areas to be restricted to these times shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: In order to safeguard the amenities of adjoining properties having regard to policy DM5.19 of the North Tyneside Local Plan (2017).

51) No trees, shrubs or hedges within the site which are shown as being

retained on the submitted plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed during the development phase other than in accordance with the approved plans or without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within three years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species until the Local Planning Authority gives written consent to any variation.

Reason: This information is required from the outset to ensure that local wildlife populations are protected in the interests of ecology having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

52) Prior to any works starting on site, (including demolition and all preparatory work), an Arboricultural Method Statement (AMS) in accordance with the recommendations of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations' shall be submitted to and approved in writing by the Local Planning Authority in order to demonstrate that the proposed works are practical and can be undertaken without adverse impacts on retained trees. The Method Statement is to include the following:

- A scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) the type of protective fencing and signage;

- Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees (including the removal of existing structures and hard standings);

- Details of construction within the RPA including hard surfaces and/or scaffolding that may impact on the retained trees including the installation of temporary ground protection;

- Details of any construction works and methods of installation required within the root protection area as defined by BS5837:2012 which make provision for protection and the long-term retention of the trees, for the location of any (and not limited to) underground services, carriage way positions, parking areas and driveways, drainage, lighting, fence posts, installation of kerb lines or any structures within the root protection area and /or specialist foundations. Such areas are to be constructed using a 'No-dig' specification and to include works being undertaken by hand or suitable method such as an air spade along with any necessary ground treatments to deal with compacted areas of soil. Details shall demonstrate that any trenches or excavation works will not cause damage to the retained trees and /or root systems of the trees No services shall be dug or laid into the ground other than in accordance with the approved details;

- Details of any changes in ground level, including existing and proposed levels and any retaining structures required within the root protection area as defined by BS5837:2012. Thereafter no changes in levels shall be implemented unless wholly in accordance with the approved details or otherwise approved in writing by the Local Planning Authority. and the effect they will have on finished levels and finished heights;

Thereafter all construction and excavation works shall be implemented in accordance with the approved details. Any variation to the approved AMS and TTP should be submitted in writing to the Local Planning Authority for approval.

Reason: This information is required from the outset to ensure that local wildlife populations are protected in the interests of ecology having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

53) Prior to the commencement of any site clearance works in connection with the development hereby approved (including demolition/excavation works, tree works, soil moving, hardstandings, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery, site security fencing, services), the trees within or adjacent to and overhang the site that are to be retained are to be protected by fencing and in the locations in the Tree Protection Plan (TPP). No operational work, site clearance works or the development itself shall commence until the fencing is installed. The protective fence shall remain in place until the works are complete or unless otherwise agreed in writing with the Local Planning Authority. The protective fence is NOT to be repositioned without the approval of the Local Authority.

Reason: This information is required from the outset to ensure that local wildlife populations are protected in the interests of ecology having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

54) All works within the RPA of the retained trees that include (but not limited to) kerb installation, fence post installation, lighting and drainage, are to be carried out in complete accordance with the Arboricultural Method Statement, BS 5837:2012 and the National Joint Utilities Group (NJUG) 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity To Trees'.

Reason: In the interests of ecology and biodiversity having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

55) Prior to the commencement of development details of the number of protected trees to be removed and their replacement shall be submitted to and approved in writing by the Local Planning Authority. Trees are to be replaced on a one for one basis at a minimum 12-14cm girth unless otherwise agreed with the LPA. If within a period of five years from the date of planting, the tree (or any other tree planted in replacement for it) is removed, uprooted or destroyed or dies, another tree of the same size and species shall be planted at the same place, unless otherwise agreed in writing with the Local Planning Authority.

Reason: This information is required from the outset to ensure that local wildlife populations are protected in the interests of ecology having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

56) Prior to the installation of any floodlighting or other form of external lighting, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. Lighting must be designed to minimise light spill to adjacent boundary features such as woodland, scrub, grassland and hedgerow habitats and should be less than 2 lux in these areas. Hours of lighting associated with the driving range will be restricted to avoid key periods for bat activity (sunset and sunrise) and retaining connected dark corridors for bats species throughout the site. The lighting scheme shall include the following information:

- a statement of frequency of use, and the hours of illumination;
- a site plan showing the area to be lit relative to the surrounding area, indicating parking or access arrangements where appropriate, and highlighting any significant existing or proposed landscape or boundary features;
- details of the number, location and height of the proposed lighting columns

or other fixtures;

- the type, number, mounting height and alignment of the luminaires;
- the beam angles and upward waste light ratio for each light;
- an isolux diagram showing the predicted illuminance levels at critical locations on the boundary of the site and where the site abuts residential properties or the public highway to ensure compliance with the institute of lighting engineers Guidance Notes for the reduction of light pollution to prevent light glare and intrusive light for agreed environmental zone ; and
- where necessary, the percentage increase in luminance and the predicted illuminance in the vertical plane (in lux) at key points.

The lighting shall be installed and maintained in accordance with the approved scheme.

Reason: In the interest of visual amenity, highway safety and to ensure that local wildlife populations are protected having regard to policies DM5.19 and DM5.5 of the North Tyneside Local Plan (2017) and the NPPF.

57) A Lighting Impact Assessment, including light spill plans, shall be undertaken within the first year of operation on site to monitor light spill from the driving range into adjacent woodland areas and to demonstrate that light spill is below 2 lux in these zones. In addition, a bat transect survey will be undertaken in the first appropriate season following the installation of lighting and operation of the scheme, to assess any impacts of lighting on commuting and foraging routes. The results of these surveys/assessments will be submitted to the LPA for approval and any adverse impacts associated with the lighting will need to be addressed through changes to lighting design or hours of operation.

Reason: In order to ensure that local wildlife populations are protected in the interests of ecology having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

58) No development or other operations shall commence on site until a detailed levels and contour proposal has been submitted to and approved in writing by the Local Planning Authority. No changes in levels shall be implemented unless wholly in accordance with the approved details or otherwise approved in writing by the Local Planning Authority. Any excavations within the RPA are not acceptable unless approved by the LPA prior to any works being undertaken and are to be undertaken by hand or suitable method such as an air spade.

Reason: This information is required from the outset to ensure that local wildlife populations are protected in the interests of ecology having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

59) Within one month from the start on site of any operations such as site excavation works, site clearance (including site strip) for the development, a fully detailed landscape plan shall be submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall include details of :

- The number of existing trees to be translocated and details of their planting
- Details and extent of new native scrub planting and native woodland structure planting (including edge mix, infill planting and hedgerows)
- Details of planting to enhance existing woodland, scrub and hedgerows
- Details of wildflower meadow understorey and grassland creation
- Details of native planting to SuDs features such as attenuation ponds, ditches and swales and the existing watercourse
- Proposed timing of all new tree, shrub and wildflower grassland planting and

ground preparation noting the species and sizes for all new plant species
- New standard tree planting including TPO replacement trees, to be a minimum 12-14cm girth.

The landscaping scheme shall be implemented in accordance with the approved details within the first available planting season following the approval of details. All hard and soft landscape works shall be carried out in accordance with the approved details and to a standard in accordance with the relevant recommendations of British Standard 8545:2014. Any trees or plants that, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season thereafter. No development shall take place until a schedule of landscape maintenance for a minimum period of 10 years for formal landscaping and 30 years for ecological landscape mitigation, including details of the arrangements for its implementation, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule.

Reason: In order to ensure that important features are protected and retained in the interests of amenity and biodiversity, to ensure a satisfactory standard of landscaping and in the interests of aviation safety having regard to policies DM5.5 and DM5.9 of the North Tyneside Local Plan (2017).

60) Prior to the commencement of development a detailed 30 year 'Ecological Management and Monitoring Plan' for the long-term management and monitoring of landscaping and wildlife habitats and species within the application site shall be submitted to and approved in writing by the Local Planning Authority. This plan shall include details of long-term design, management and monitoring objectives, management responsibilities, timescales and maintenance schedules for all newly created and enhanced habitats within the site. Thereafter, these areas shall be managed and maintained in full accordance with these agreed details unless first agreed in writing by the Local Planning Authority. The plan will include the following:-

- Details on the creation, enhancement and management of all habitats identified within the Net Gain Report (Fen 2021) and approved Landscape Plans/Strategies, including enhancements to the existing watercourse.

- Survey and monitoring details for all newly created and enhanced habitats and associated species. Monitoring Reports will be submitted to the LPA for review in years 3, 5 and 10 and 5 yearly thereafter, and will include a Net Gain Assessment update as part of the report. Any changes to habitat management as part of this review will require approval in writing from the LPA. The Plan will be reviewed every 5 years in partnership with the LPA.

Reason: This information is required from the outset to ensure that local wildlife populations are protected in the interests of ecology having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

61) Within one month of the commencement of development a detailed ten year 'Management and Maintenance Plan' for the management of formal landscaping (excluding those habitats identified within the 'Ecological Management & Monitoring Plan') within the application site shall be submitted to and approved in writing by the Local Planning Authority. This plan shall include long term design objectives, management responsibilities, timescales and maintenance schedules for all landscaped, grassed or paved areas. Thereafter, these areas shall be managed and maintained in full accordance with these agreed details unless first agreed in writing by the Local Planning

Authority.

Reason: In order to ensure that local wildlife populations are protected in the interests of ecology having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

62) An arboricultural consultant is to be appointed by the developer to advise on the tree management for the site and to undertake regular supervision visits to oversee the agreed tree protection and visit as required to oversee any unexpected works that could affect the trees. The supervision is to be undertaken in accordance with the approved Arboricultural Method Statement. This condition may only be fully discharged on completion of the development subject to satisfactory written evidence of regular monitoring and compliance by the pre-appointed tree specialist during construction.

Reason: This information is required from the outset to ensure that local wildlife populations are protected in the interests of ecology having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

63) An Ecological Clerk of Works (ECoW) will be appointed by the developer to undertake a pre-commencement walkover and checking surveys and to advise on habitat and species protection and mitigation for the site. The ECoW will also undertake regular supervision visits to oversee the agreed habitat protection areas and visit as required to oversee any unexpected works that could affect habitats or species on site. The supervision is to be undertaken in accordance with the approved Landscape Ecological Management & Maintenance Plan (LEMMP). This condition may only be fully discharged on completion of the development subject to satisfactory written evidence of regular monitoring and compliance by the pre-appointed ecologist prior to and during construction.

Reason: This information is required from the outset to ensure that local wildlife populations are protected in the interests of ecology having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

64) A pre-commencement ecological walkover survey will be undertaken by a suitably qualified ecologist prior to any works commencing on site and the results of this survey submitted to the Local Planning Authority for approval.

Reason: This information is required from the outset to ensure that local wildlife populations are protected in the interests of ecology having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

65) Notwithstanding Condition 1, prior to the commencement of the development an amphibian precautionary working method statement shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved statement.

Reason: This information is required from the outset to ensure that local wildlife populations are protected in the interests of ecology having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

66) No vegetation removal or building works shall take place during the bird nesting season (March- August inclusive) unless a survey by a suitably qualified ecologist has confirmed the absence of nesting birds immediately prior to works commencing.

Reason: To ensure that local wildlife populations are protected in the interests of ecology having regard to the NPPF and Policy DM5.5 of the North Tyneside

Local Plan (2017).

67) Any excavations left open overnight shall have a means of escape for mammals that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45°.

Reason: To ensure that local wildlife populations are protected in the interests of ecology having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

68) Any areas of dense vegetation, refugia or potential nests for hedgehogs, will be checked and removed under supervision of the Ecological Clerk of Works (ECoW). Brash piles will not be removed between November and February or where temperatures are below 5 degrees Celsius to avoid disturbing hibernating hedgehogs. Provision of hedgehog gaps (13cmx13cm) will be provided within any new fencing within the scheme and details of these, along with details of new habitat creation for hedgehog shall be submitted to and approved in writing by the Local Planning Authority prior to the erection of any fencing and the development of the building above damp proof course level.

Reason: This is to ensure that local wildlife populations are protected in the interests of ecology having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

69) Trees on site will be checked for squirrel dreys prior to removal. If a squirrel drey is identified, a further survey will be required to confirm use and appropriate mitigation measures implemented as advised by the Ecological Clerk of Works (ECoW).

Reason: To ensure that local wildlife populations are protected in the interests of ecology having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

70) Habitat piles will be created within the site for invertebrates and hedgehogs as part of the wider site clearance and under supervision by the Ecological Clerk of Works (ECoW).

Reason: In order to ensure that local wildlife populations are protected in the interests of ecology having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

71) Notwithstanding Condition 1, prior to the commencement of any part of the development hereby approved above damp proof course level details of 10no. bird boxes (open fronted and hole fronted) to be installed at suitable locations in the development site, including specifications and locations, as well as 2no. swift boxes and 4no. swallow and house martin nest cups to be incorporated onto the new build in suitable locations shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, these agreed details shall be installed prior to the occupation of the development and permanently retained.

Reason: To ensure that local wildlife populations are protected in the interests of ecology having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

72) An invasive species checking survey will be undertaken as part of the pre-commencement walkover survey. Any areas of invasive species will be fenced off and appropriately treated or removed from site by a specialist contractor. Details of invasive species control will be submitted to the Local

Planning Authority for approval prior to development commencing on site.
Reason: This information is required from the outset to ensure that local wildlife populations are protected in the interests of ecology having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

73) Notwithstanding Condition 1, prior to the commencement of any part of the development hereby approved above damp proof course level details of 8no. bat boxes to be installed at suitable locations in the development site, including specifications and locations and 2no. bat roosting features to be incorporated into the new build either through the provision of internal bat features (bat slates/panels/tubes), gaps under ridge tiles or gaps into boxed in eaves/behind fascia boarding shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, these agreed details shall be installed prior to the occupation of the development and permanently retained.
Reason: To ensure that local wildlife populations are protected in the interests of ecology having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

74) The contractor's construction method statement relating to traffic management/site compounds/contractor access must be submitted in writing and approved by the Local Planning Authority and include tree protection measures for the trees to be retained and retention and protection of woodland, scrub and grassland habitat areas. Cabins, storage of plant and materials, and parking are not to be located within the RPA of the retained trees or woodland areas as defined by the Tree Protection Plan and maintained for the duration of the works.
Reason: This information is required from the outset to ensure that local wildlife populations are protected in the interests of ecology having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

75) A Construction Environmental Management Plan (CEMP) shall be submitted to the Local Planning Authority for approval prior to development commencing on site. The works shall be undertaken in accordance with the approved CEMP.
Reason: This information is required from the outset to ensure that local wildlife populations are protected in the interests of ecology and biodiversity having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

76) Detailed drainage plans, including details of ditches, swales and attenuation ponds must be submitted in writing to the Local Planning Authority for approval within four weeks of works commencing. Details will include profiles, cross sections and planting of SuDs features. Any ditches, swales or attenuation ponds will be designed to provide ecological benefits, including appropriate native planting agreed by the LPA. The development shall be carried out in accordance with the approved details.
Reason: This information is required to ensure that local wildlife populations are protected in the interests of ecology having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

77) Prior to the commencement of any development, a detailed construction/pollution prevention monitoring plan shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include a timetable for its implementation and detailed pollution prevention measures

to ensure that there will be no contamination or pollutants entering nearby watercourses, wetlands or land. Thereafter, the development shall be carried out in accordance with these agreed details.

Reason: This information is required from the outset to ensure that local wildlife populations are protected in the interests of ecology having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

78) Details of a 'Watercourse Improvement Plan' for the site shall be submitted to the Local Planning Authority for approval within 4 weeks of works commencing on the development. The Plan will include details of watercourse management and maintenance, reprofiling and native aquatic planting. The watercourse will be maintained and improved in accordance with the approved plan.

Reason: This information is required from the outset to ensure that local wildlife populations are protected in the interests of ecology having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

79) Details of a monitoring & maintenance plan for the driving range netting/means of enclosure shall be submitted to and approved in writing by the Local Planning Authority for approval within 4 weeks of works commencing. The driving range netting will be monitored and maintained thereafter in accordance with the approved plan.

Reason: This information is required from the outset to ensure that local wildlife populations are protected in the interests of ecology having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

80) Prior to the commencement of the use of the development hereby approved, details of a scheme to provide three golf course apprenticeships and three hospitality apprenticeships over a nine year period shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: To enable the Council to be put forward local eligible unemployed people with a view to securing work and training opportunities to encourage employment in accordance with Policy DM7.5 of the North Tyneside Local Plan (2017) and in order to ensure employment opportunities are provided as a result of the scheme having regard to the Planning Obligations SPD.

Statement under Article 35 of the Town & Country (Development Management Procedure) (England) Order 2015):

The Local Planning Authority worked proactively and positively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirements in Paragraph 38 of the National Planning Policy Framework.

How did we do ?

We would like to take this opportunity to thank you for working with us. We strive to provide our customers with a great customer experience and greatly

rely on customer feedback to continuously improve the service we provide. We would be grateful if you could spare a moment to share your thoughts with us by completing this short customer survey:
<http://www.northtyneside.gov.uk/snap/planning-services-2018/index.htm>;



Phil Scott
Head of Environment, Housing and Leisure

If you have any queries about this decision, please contact the case officer Julie Lawson on 0191 643 6337 or email julie.lawson@northtyneside.gov.uk

INFORMATION FOR APPLICANTS

1) The applicant's attention is drawn to the requirements of the Building Regulations. The applicant must submit a formal Building Regulation application to ensure full compliance with the Building Regulations.

The Council's Building Control offer a pre-submission facility where major design issues such as fire safety, means of escape, access to buildings, structural stability and sound resistance can be agreed. Contact Building Control on: Tel.: 0191 643 2200 Fax: 0191 643 2426 or by Email: building.control@northtyneside.gov.uk or via the web site at www.northtyneside.gov.uk/environment/buildingcontrol

2) The applicant is advised that the vehicular access to the highway must be constructed by or to the satisfaction of the Local Authority, please contact Highway Maintenance on tel no. 0191 643 6130 before any works are commenced.

3) Before the development hereby approved is commenced, a Diversion Order must be obtained from the Council under Section 257 of the Town and Country Planning Act 1990 for the diversion of the public footpath/bridleway which crosses the site. Please contact the New Development (Highways) on tel no. 0191 6436087 for further information.

4) The applicant is advised that a licence must be obtained from the Highways Authority before any works are carried out on the footway, carriageway verge or other land forming part of the highway. Please contact Highway Maintenance on tel no. 0191 643 6130.

5) The applicant is advised that no part of the gates or garage door may project over the highway at any time.

6) The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highways Authority. Please contact the Highway Maintenance on tel no. 0191 643 6130 for further information.

7) It is an offence to obstruct the public highway (footway and/or carriageway) by depositing materials without obtaining beforehand, and in writing, the permission of the Council as Highway Authority.

Such obstructions may lead to an accident, certainly cause inconvenience to pedestrians and drivers, and are a source of danger to children, elderly people and those pushing prams or buggies. They are a particular hazard to those who are disabled, either by lack of mobility or impaired vision.

Please assist the Council by instructing your building contractor and materials suppliers that obstruction of the highway will not be tolerated by the Council, which is prepared to take legal action against those responsible for such obstructions.

Should you find it impossible to avoid placing materials on the public highway, contact the Highways Maintenance Section (tel 0191 643 6130) in advance to discuss the circumstances. In such cases the Council may authorise the placing of materials subject to specified conditions being met.

8) Prior to any works commencing on site, the applicant should contact Highway Maintenance to arrange for an inspection of the highways adjacent to the site. The applicant should be aware that failure to do so may result in the Council pursuing them for costs of repairing any damage in the surrounding area on completion of construction. You can contact the Highway Maintenance team on tel. 0191 643 6130.

9) The site abuts adopted highway, if access to this highway is to be restricted during the works the applicant must contact Highway Network Management Team: streetworks@northtyneside.gov.uk (0191) 643 6131 to obtain a temporary footpath closure.

10) Free and full access to the Public Right of Way network is always to be maintained. Should it be necessary for the protection of route users to temporarily close or divert an existing route during development, this should be agreed with the council's Public Rights of Way Officer. Prior to the commencement of works and upon the completion of the development the developer shall contact the council's Public Rights of Way Officer to enable a full inspection of the routes affected to be carried out. The developer will be responsible for the reinstatement of any damage to the network arising from the development.

Note 1 A condition of this permission requires that the development shall be carried out in complete accordance with the approved plans. Failure to do so could render the development unauthorised. Any material change to the approved plans will require a formal planning application to vary this condition or apply for a non-material amendment to the plans and the approval of the Local Planning Authority prior to any change being made. If you require any further information or advice regarding this permission please contact Development Management on 0191 6432310.

Note 2 This approval must not be construed as giving approval under Building Regulations or for improvement grant purposes. Building Regulations consent may be required for development involving the extension or construction of a building for which an application may be required. For further information telephone Building Control on 0191 6432200.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal you must do so within six months of the date of this notice. Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- If this decision on a planning application relates to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning

authority's decision on your application, then you must do so within 28 days of the date of issue of this notice.

- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice whichever period expires earlier.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are available at www.gov.uk.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor can he render the land capable of a reasonable beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation

- In Certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.