



Development Management  
Sunderland City Council  
City Hall Sunderland  
Plater Way  
SR13 3AA

30<sup>th</sup> April 2024  
8641.027

Gareth Piatt is dealing with this matter  
**07425 624242**  
GarethPiatt@tep.uk.com

Dear Sir/Madam

**Application for approval of details reserved by conditions pursuant to Planning Permission Reference 22/02384/FU4 at IAMP 275kV substation, Sunderland.**

This application is submitted by The Environment Partnership (TEP) Ltd to discharge conditions 5, 6, 9, 10, 11 and 14 associated with planning permission reference 22/02384/FU4 comprising:

*Erection of a 275kV substation and 66kV substation with associated infrastructure.*

**Application to Discharge Conditions**

This application to discharge planning conditions only relates to the portion of the application site containing the 275kV substation, which will be delivered by National Grid. The remainder of the application site relating to the 66kV substation will be delivered by SSE, who will be responsible for discharging the planning conditions relating to that specific part of the site.

The documents accompanying the application are listed in Table 1 below and are provided to discharge the conditions outlined below:

Condition 5

*5) No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and other air pollutants and site lighting. The plan should include:*

- Identification and location of sensitive receptors*
- Working times including deliveries and waste collections*
- Utilisation of guidance in BS5228*
- Specific dust management plan including measures*
- Highway cleansing*
- HGV routing, queue control and engine idling*
- No waste or vegetation burning*
- Complaints management system*
- Protection of watercourse and ecological receptors*
- Clarification of methodology and controls where any piling is required*

### Condition 6

6) No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority in liaison with Highways England. Thereafter development shall take place in accordance with the approved details.

- Routing of movements including details of any abnormal loads;
- Contractor parking and site compound arrangements;
- Measures to prevent debris being displaced onto the highway;
- Details of any temporary highway / rights of way closures and alternative routes;
- Temporary traffic management and site access control measures; and
- Site security and contract details.

### Condition 9

9) No excavation or movement of soil should take place within the site until a Soil Handling Strategy has been submitted to and approved in writing by the Local Planning Authority details of the volume of soil to be moved and whether the soil will be stored on-site or transported off-site. Thereafter, development should take place in accordance with the approved details.

### Condition 10

10) Development, other than demolition, shall not commence until a suitable and sufficient ground investigation and Risk Assessment to assess the nature and extent of any contamination on the site (whether or not it originates on the site) has been submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings must be produced and submitted for the approval of the LPA.

The report of the findings must include:

- i. a survey of the extent, scale and nature of contamination;
- ii. an assessment of the potential risks to:
  - human health;
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
  - adjoining land;
  - ground waters and surface waters;
  - ecological systems;
  - archaeological sites and ancient monuments; and
- iii. where unacceptable risks are identified, an appraisal of remedial options, and proposal of the preferred option(s). The Investigation and Risk Assessment shall be implemented as approved and must be conducted in accordance with the Environment Agency's "Land contamination: risk management".

### Condition 11

11) Development, other than demolition, shall not commence until a detailed Remediation Scheme to bring the site to a condition suitable for the intended use (by removing

unacceptable risks to human health, buildings and other property and the natural and historical environment) has been submitted to and approved in writing by the Local Planning Authority. The Remediation Scheme should be prepared in accordance with the Environment Agency's "Land Contamination: Risk Management" and must include a suitable options appraisal, all works to be undertaken, proposed remediation objectives, remediation criteria, a timetable of works, site management procedures and a plan for validating the remediation works. The Remediation Scheme must ensure that as a minimum, the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Once the Remediation Scheme has been approved in writing by the Local Planning Authority it shall be known as the Approved Remediation Scheme.

#### Condition 14

14) No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The measures contained within the CEMP (Biodiversity) shall be in general conformity with those measures set out in Table 5.1 of the Ecological Impact Assessment by WSP dated August 2023 (Doc Ref. NG\_IAMP\_EcIA\_050423). The CEMP shall include the following.

- a. Risk assessment of potentially damaging construction activities.
- b. Identification of "biodiversity protection zones".
- c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d. The location and timing of sensitive works to avoid harm to biodiversity features.
- e. The times during construction when specialist ecologists need to be present on site to oversee works.
- f. Responsible persons and lines of communication.
- g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h. Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

**Table 1 Submitted Documents**

| Document                                          | Reference                         | Condition   |
|---------------------------------------------------|-----------------------------------|-------------|
| Construction Environmental Management Plan (CEMP) | VB0022-VEJV-XXXX-XX-PL-EEN-080001 | Condition 5 |
| Water Management Plan                             | VB0022-VEJV-XXXX-XX-PL-EEN-080007 | Condition 5 |
| Site Waste Management Plan                        | VB0022-VEJV-XXXX-XX-PL-EEN-080005 | Condition 5 |

|                                                                                                    |                                   |              |
|----------------------------------------------------------------------------------------------------|-----------------------------------|--------------|
| Traffic Management Plan                                                                            | VB0022-VEJV-CE07-XX-PL-EHW-170023 | Condition 6  |
| Soil Handling Strategy                                                                             | VB0022-ATK-CE04-XX-SY-EEN-080006  | Condition 9  |
| Land Condition Desk Study and Ground Investigation                                                 | VB0022-ATK-CE04-XX-ST-EEN-170047  | Condition 10 |
| Land Condition Desk Study and Ground Investigation (Remediation Scheme – remediation not required) | VB0022-ATK-CE04-XX-ST-EEN-170047  | Condition 11 |
| Biodiversity CEMP                                                                                  | VB0022-ATK-CE04-XX-PL-EEN-170048  | Condition 14 |

The fee of £145.00 has been paid to Sunderland City Council via the Planning Portal.

If you have any questions or comments regarding the above please do not hesitate to contact me using the details provided at the head of this letter.

Yours faithfully

Gareth Piatt  
 Environmental Consultant  
 TEP