



Northumberland

County Council

Mr Allen Creedy
72 B-Box Studios
Newcastle
NE2 1AN

Our Ref: 21/01106/CCD
Your Ref:
Contact: Mr Gordon Halliday
Direct Line: 07785727053
E-Mail: Gordon.Halliday@northumberland.gov.uk
Date: 10th November 2021

Dear Sir/Madam,

Application to Northumberland County Council – Development Management

I refer to your application to the above unit and enclose your approval certificate. This is an important legal document, it should therefore be safely stored.

Most approvals are subject to conditions and these are listed on the second page of the certificate. These form part of your permission and must be adhered to. Some conditions may require additional information to be submitted to this unit prior to the starting of any works, whilst others are ongoing, either just during the construction period and others for the life of the development. If you are uncertain about any of the conditions attached to your permission, please contact the Planning Case Officer whose details appear at the top of this page. Under the Fees for Applications Regulations 2012 (as amended), there is a standard fee of £116 per request to have conditions discharged. This is reduced to £34 for Householder applications.

If you consider that you are unable to comply with any of the conditions, you do have a right to apply to the Council to have a condition removed or varied. This has to be in the form of a variation application. Alternatively you do have a right of appeal to the Planning Inspectorate (see information on reverse of certificate). In either of these circumstances, you are advised to contact the Planning Case Officer first.

Most building work will require Building Regulations approval. If you have not already applied for this, you should contact your area Building Control office at either Alnwick, Hexham or Morpeth (telephone 01670 623838, 01670 623820 or 01670 623728/724 or e mail buildingcontrol@northumberland.gov.uk).

Finally, it would be helpful for record keeping purposes, if you could inform the planning unit prior to starting the building or other works, contact information is detailed at the top of this letter.

Yours faithfully,

Rob Murfin
Director of Planning



Northumberland

County Council

TOWN AND COUNTRY PLANNING ACT 1990(As Amended) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Application No. 21/01106/CCD

Mr Allen Creedy
72 B-Box Studios
Newcastle
NE2 1AN

DEVELOPMENT BY NORTHUMBERLAND COUNTY COUNCIL

Proposal Construction of a two-platform railway station including: ramped pedestrian access, new highway access; modifications to existing highways including pedestrian footways; provision of parking for cars, electric vehicles, motorcycles, cycles, and taxis and other associated works. Construction of facilities ancillary to the station including, lighting, soft and hard landscaping, surface and subsurface drainage, utilities and other services, boundary treatment and other associated works

Location Bedlington Railway Station Station Street Bedlington Northumberland
NE22 5UZ

Applicant Northumberland County Council
County Hall Morpeth NE61 2EF

In pursuance of powers under the above Act the Local Planning Authority hereby PERMITS the development described above which should be carried out in accordance with plans and details submitted with the application subject to all conditions defined in the attached schedule.

Rob Murfin
Director of Planning

10th November 2021

NOTE

Failure to adhere to any details shown on the plans forming part of the application for which permission is hereby granted, and/or failure to comply with any conditions attached to this permission, may constitute a contravention of the provisions of the Town and Country Planning Act 1990 in respect of which enforcement action might be taken.

(YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF)

Conditions

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended)

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following plans and documents.

60601435-ACM-XX-ZZ-DRG-LEP-000014 (Rev PO1) Site Location Plan
60601435-ACM-01-ZZ-DRG-ECV-000001 Planning Drawing General Arrangement
60601435-ACM-06-PL-DRG-ECV-000001 (Rev PO1) Existing General Arrangement
60601435-ACM-06-PL-DRG-ECV-000002 (Rev PO1.1) Platform General Arrangement
60601435-ACM-06-PL-DRG-ECV-000003 (Rev PO1.1) Up and Down Platforms General Arrangement
60601435-ACM-06-PL-DRG-ECV-000006 (Rev PO1.1) Platform Services General Arrangement
60601435-ACM-06-PL-DRG-ECV-000004 (rev PO3) Platform Sections Sheet 1 of 2
60601435-ACM-06-PL-DRG-ECV-000005 (Rev PO2) Platform Sections General Arrangement
60601435-ACM-06-ZZ-DRG-EHW-060001 (PO3) Bedlington Car Park Highways General Arrangement
60601435-ACM-06-ZZ-DRG-EHW-060005 (Rev PO2) Bedlington Station Highways Drainage Layout
60601435-ACM-06-ZZ-DRG-EHW-060006 (Rev PO2) Traffic Sign and Road Marking Layout
60601435-ACM-06-ZZ-DRG-EHW-060002 (Rev PO2) Bedlington Car Park Highways Typical Cross Sections 1 of 3
60601435-ACM-06-ZZ-DRG-EHW-060003 (Rev PO2) Bedlington Car Park Highways Typical Cross Sections 2 of 3
60601435-ACM-06-ZZ-DRG-EHW-060004 (Rev PO2) Bedlington Car Park Highways Typical Cross Sections 3 of 3
60601435-ACM-06-ZZ-DRG-EHW-060007 (Rev PO2) Vehicle Tracking
60601435-ACM-06-ZZ-DRG-HLG-001301 (Rev PO2) Highways Lighting Proposed Lighting Layout Sheet 1 of 1
60601435-ACM-06-ZZ-DRG-HLG-001302 (Rev PO2) Highways Lighting Contours Layout Sheet 1 of 1
60601435-ACM-06-ZZ-DRG-HLG-001301 (Rev PO2) Highways Lighting Calculation Results Sheet 1 of 1
60601435-ACM-06-ZZ-REP-HLG-001301 (Rev PO2) Lighting Calculation Report
60601435-ACM-06-ZZ-SKT-HLG-001301 (Rev PO2) Proposed Lighting Class Sheet 1 of 1
60601435-ACM-06-ZZ-DRG-EPT-000069 (Rev PO2) Lighting Layout Bedlington Car Park
60601435-ACM-06-ZZ-DRG-EHW-060008 (Rev PO1) Existing Public Utilities Layout
60601435-ACM-06-PL-DRG-ECV-000100 (Rev PO1) Existing Buried Services General Arrangement
60601435-ACM-XX-ZZ-DRG-EEN-000504 (Rev PO1) Bedlington Station Landscape Design
Bedlington Arboricultural Impact Assessment, Aecom for Northumberland County Council. 2020

Reason: To ensure that the approved development is carried out in accordance with the approved plans and documents.

- 3 The development hereby permitted shall not be commenced until plans of the site showing the existing and proposed ground levels, including in relation to Sleekburn House to the west of the site, have 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 be carried out in accordance with the approved details.

Reason: 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 in accordance with the NPPF.

- 4 The development hereby permitted shall not be commenced until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Management Plan shall be adhered to throughout the demolition and construction period. The Management Plan shall provide for:
- a. An assessment of construction noise and vibration including detailing measures for the control and reduction of noise and vibration emissions associated with demolition, earthworks and construction.
 - b. Details of the disposal of surface water from the development through the construction phase.
 - c. Equipment cleaning and washing facilities.
 - d. Excavation plant machinery to be fitted with fuel spill kits.
 - e. The provision of welfare facilities that shall be maintained by a licenced Waste Carrier.
 - f. Details of behavioural policies for all site staff to minimise noise, vibration and air quality impacts from vehicles, plant and equipment.
 - g. The engines / generators of all construction vehicles, plant and equipment shall be turned off when not in use. Hybrid generators shall be used wherever practicable to reduce noise and fuel consumption.
 - h. Details of the measures to be taken to protect existing trees that will not be removed as part of the development.

Reason: To prevent nuisance in the interests of residential amenity in accordance with the NPPF, to ensure that the risk of flooding does not increase during the construction phase, to limit the siltation of any site surface water features, to ensure the welfare of site operatives and to ensure trees are protected from construction works.

- 5 Details of the proposed boundary treatment to the site shall be submitted to and approved by the Local Planning Authority. The details shall include plans showing the location of existing, retained and proposed new boundary treatments and scaled

drawings indicating the positions, height, design, materials, type and colour of the proposed new boundary treatments in relation to existing neighbouring buildings. The approved scheme shall be implemented before the station is brought into operational use.

Reason: In the interests of visual amenity of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the area in accordance with Policy GP31 of the Wansbeck District Local Plan.

- 6 Notwithstanding the details submitted, prior to the commencement of development samples of all materials, colours and finishes to be used on all external surfaces shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the area in accordance with Policy GP31 of the Wansbeck District Local Plan.

- 7 No development shall commence (excluding the demolition of existing structures and any grouting works that are required) until:
- a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and
 - b) any remediation works and / or mitigation measures to address land stability 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.

Reason: The site lies in an area where historic unrecorded shallow mine workings are likely to have taken place.

- 8 Prior to the development being brought into 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 and approved in writing by the Local Planning Authority. 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: In the interests of the users of the proposed development.

- 9 No development shall take place, including any works of demolition, until a full programme of works has been submitted to and approved in writing by the Local Planning Authority. The programme shall allow the identification of 'enabling works', separate from the main demolition and construction works, including major groundworks (i.e. soil stripping).

Reason: To provide an identifiable separation of works that will allow the imposition of conditions aimed only at the main demolition and construction works.

- 10 No development shall take place beyond the 'enabling works' identified under condition 9, until an appropriate scheme of assessments, investigations and remediation has been carried out as detailed below, unless those assessments and investigations demonstrate that remediation is not required, and the Local Planning authority dispenses with any such requirement in writing.

- a) Further site investigations are recommended in the Phase 1: Desk Study (The Northumberland Line - Preliminary Sources Study Report - Bedlington Station. AECOM Ltd. dated 26 February 2021 (version 1.0) and shall be carried out to fully and effectively characterise the nature and extent of any land contamination and / or pollution of controlled wastes. These shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed, taking into account the site's existing status and proposed new use. The site investigation and findings shall be submitted to the Local Planning Authority without delay upon completion.
- b) Thereafter, a written Method Statement (or Remediation Strategy) detailing the remediation requirements for the land contamination and / or pollution of controlled waters affecting the site shall be submitted to and approved by the Local Planning Authority. All requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made to the approved scheme without express written agreement of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land are minimised and to ensure that the development can be carried out safely without unacceptable risks to future users in accordance with Policy GP29 of the Wansbeck District Local Plan.

- 11 The development hereby permitted shall not be brought into use or continue in use until a full closure (Verification Report) report has been submitted to and approved in writing by the Local Planning Authority. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

Reason: To ensure that risks from land contamination to the future users of the land are minimised and to ensure that the development can be carried out safely without unacceptable risks to future users in accordance with Policy GP29 of the Wansbeck District Local Plan.

- 12 If during the development, contamination not previously considered is identified, then an additional Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the measures proposed to deal with the contamination have been carried out. Should no contamination be found during development then the developer shall submit a signed statement indicating this to discharge this condition.

Reason: To ensure that risks from land contamination to the future users of the land are minimised and to ensure that the development can be carried out safely without unacceptable risks to future users in accordance with Policy GP29 of the Wansbeck District Local Plan.

- 13 All works shall be undertaken in accordance with the submitted Arboricultural Impact Assessment (AECOM 2020) (AIA) and the Tree Protection Plan (Appendix D of the AIA). If there are any changes to the design of the development hereby approved, including any changes to the proposals in the vicinity of Sleekburn House, a final Tree Protection Plan and Arboricultural Method Statement, which shall also be informed by the requirements in BS 5837:2012 Trees in Relation to Design, Demolition and Construction, shall be submitted to and approved by the Local Planning Authority. No development or other operations, including any works within the root protection area (RPA) of the retained trees shall take place except in accordance with the approved AIA or any approved revised AIA.

Reason: In order that retained trees are protected during construction, in the interests of visual amenity of the area and residents of Sleekburn House and to ensure that the proposed development does not have an adverse effect upon the appearance of the area in accordance with Policies GP6 and GP31 of the Wansbeck District Local Plan.

- 14 Within one month from start on site, a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall be implemented in accordance with the approved details within the first available planting season following the approval of details.

Reason: To ensure that important features are protected and retained in the interests of amenity and to ensure a satisfactory standard of landscaping in accordance with Policies GP6 of the Wansbeck District Local Plan.

- 15 No trees, shrubs or hedges within the site which are shown as being retained in the approved landscaping scheme required by condition 14, 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, within the next planting season, with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that important features are protected and retained in the interests of amenity and to ensure a satisfactory standard of landscaping in accordance with Policies GP6 of the Wansbeck District Local Plan.

- 16 The development hereby permitted shall not be commenced unless and until a scheme ("the offsetting scheme") for the offsetting of biodiversity impacts at the site has been submitted to and approved in writing by the Local Planning Authority. The offsetting scheme shall include:

- a. A methodology for the identification of receptor site(s).
- b. The identification of receptor site(s).
- c. Details of the offset requirements of the development (in accordance with the recognised offsetting metrics standard outlined in the Defra Metrics Guidance dated March 2012).
- d. The provision of arrangements to secure the delivery of the offsetting measures (including a timetable for their delivery).
- e. A management and monitoring plan (to include for the provision and maintenance of the offsetting measures in perpetuity).

The written approval of the LPA shall not be issued before the arrangements necessary to secure the delivery of the offsetting measures have been executed. The offsetting scheme shall be implemented in full accordance with the requirements of the approved scheme.

Reason: To provide net gains for biodiversity in accordance with the NPPF.

- 17 No development shall take place unless in accordance with the mitigation measures detailed in the report Ecological Impact Assessment Bedlington Station. SLC Property. January 2021, including:

- Priority within the planting scheme to be given to native species, ideally of local provenance.

- A checking survey will be undertaken within one month prior to the start of works to determine whether any Schedule 9 invasive plant species are present on site. Stands of any such species will be subject to control / removal by an appropriately licensed contractor as part of the works.
- The former Boots building and station buildings will be subject to a bat activity checking survey within the peak active season (mid-May to end August) prior to the start of any works on these structures, to ensure up-t-date survey data is available in line with current best-practice guidelines.
- No tree felling, trimming or other arboricultural works will be undertaken on any of the mature trees within or adjacent to the site without a suitably qualified ecologist first being consulted in order to address the residual risk of roosting bats being adversely affected.
- Any arboricultural works to follow a method statement produced by a suitably qualified ecologist
- Installation of at least 5 bat boxes and 5 new nest boxes within the retained buildings or trees.
- Vegetation clearance works shall not be undertaken during the nesting period (1 March - 30 September) unless a checking survey by a suitably qualified ecologist has confirmed no active nests have been present within the 5 days before the survey was undertaken.
- Vegetation clearance works will be undertaken using a two-stage cut following fingertip searches for amphibians by a suitably qualified ecologist, the first cut down to a maximum of 10 centimetres, followed by a second search before the vegetation is cut down to ground level. Any amphibians found during the checks will be moved to a suitably vegetated area outside the site which will not be subject to further disturbance.
- Works will not commence until site operatives have received a toolbox talk from a suitably qualified ecologist to ensure that they are aware of the potential presence of protected species, signs to look out for, working methods to be implemented and procedures to be followed in the event any protected species are recorded during the works.
- Works affecting the buildings on the site will proceed on a precautionary method statement and under the supervision of a suitably qualified and licensed ecologist where these structures have the potential to support roosting birds.
- Any trenches opened as part of the works will ideally be closed on the same day. Where this is not possible, either one side of the trench will be cut to an angle of not more than 45 degrees, or a plank large enough for a person to walk on will be installed each night, to provide wildlife an escape route. The trenches will be checked each morning, prior to the recommencement of works, to ensure no protected or notable species have become trapped.
- Any sightings of protected species within the works area will be recorded in the site diary and the project ecologist will be notified immediately. In the unlikely event any great crested newts are identified on site when the project ecologist is not present, all works will cease immediately and a suitably qualified ecologist will be contacted for advice on how to proceed.

Reason: To maintain the biodiversity value of the site and avoid harm to protected species that may be present in accordance with Policy GP13 of the Wansbeck District Local Plan.

- 18 No passenger rail services shall serve the station until the Liddle's Street Car Park reference number 21.03060.CCD has been implemented in full accordance with its permission and associated conditions.

Reason: In the interests of highway safety in accordance with the National Planning Policy Framework.

- 19 Prior to the commencement of passenger rail services at the station the car parking area indicated on the approved plans, including any disabled and EV car parking spaces contained therein, shall be hard surfaced, sealed and marked out in parking bays in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the provision of passenger rail services at the station.

Reason: In the interests of highways safety, in accordance with Policy T6 of the Wansbeck District Local Plan and National Planning Policy Framework.

- 20 Prior to the commencement of passenger rail services at the station, a car parking management strategy detailing the number of car parking spaces, including disabled, EV and other spaces for non-public use, and details as to how these spaces will be made available, shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be implemented in accordance with the approved details before the commencement of passenger rail services at the station.

Reason: In the interests of highway safety and sustainable development, in accordance with Policy T7 of the Wansbeck District Local Plan the National Planning Policy Framework.

- 21 Prior to the commencement of passenger rail services at the station, details of the proposed highways works shown indicatively on the approved plans shall be submitted to and approved in writing by the Local Planning Authority. The highways works shall include the provision of:

- Access junction to car park from Park Terrace;
- Reconfiguration of Park Terrace;
- Egress junction from car park to Barrington Road;
- Amended access junction to Network Rail Compound from Barrington Road;
- Removal and reinstatement to footway of former access on Barrington Road to west of Level Crossing;
- Pedestrian Crossing Points to Barrington Road and Ravensworth Street;
- Pedestrian Crossing Point and Pedestrian Refuge on Station Road and improvements to footways on Station Road / Clayton Road;
- Traffic Management Measures to Park Terrace, West View and Station Road;
- All other associated works.

No passenger rail services at the station shall commence until the highways works have been implemented in accordance with the approved plans.

Reason: In the interests of highway safety, in accordance with Policy T6 of the Wansbeck District Local Plan and the National Planning Policy Framework.

- 22 Prior to the commencement of passenger rail services at the station, details of the proposed advanced directional signage for vehicles, cyclists and pedestrians, shall be submitted to and approved in writing by the Local Planning Authority. No passenger rail services at the station shall commence until the details have been implemented in accordance with the approved plans.

Reason: In the interests of highway safety and sustainable transport, in accordance with Policy T6 of the Wansbeck District Local Plan and the National Planning Policy Framework.

- 23 Prior to the car parking area being made available for public use, an Operation, Management and Maintenance Strategy for the development shall be submitted to and approved in writing by the Local Planning Authority. The operation, management and maintenance strategy shall detail, how the areas of the development including the car parking area, access roads, drainage, landscaping, CCTV and lighting will be operated, managed and maintained upon completion of the development and the boundaries between any multiple parties in this respect. Following the car parking area being made available for public use, the development shall be managed and maintained in accordance with the approved details.

Reason: In the interests of highway safety and local amenity, in accordance with Policy T7 of the Wansbeck District Local Plan and the National Planning Policy Framework.

- 24 Prior to any change in charging strategy for the car parking area, details of the amendments and any associated mitigation associated with that change shall be submitted to and approved in writing by the Local Planning Authority. The approved details and associated mitigation shall be implemented prior to the change in charging strategy being implemented.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.

- 25 Prior to the commencement of passenger rail services at the station, the cycle parking shown on the approved plans shall be implemented in accordance with the approved plans. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.

Reason: In the interests of highway safety and sustainable development, in accordance with Policy T3 of the Wansbeck District Local Plan and the National Planning Policy Framework.

- 26 Development shall not commence until a Transport and Construction Method Statement, together with a supporting plan has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement and plan shall, where applicable, provide for:

1. details of temporary traffic management measures, temporary access, routes and vehicles;
2. vehicle cleaning facilities;
3. the parking of vehicles of site operatives and visitors;
4. the loading and unloading of plant and materials;
5. storage of plant and materials used in constructing the development.

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.

- 27 A scheme for the provision of a network of closed circuit television cameras (CCTV), including the proposed location cameras, mounting columns, proposals for the use and management of the system and proposals for its installation shall be submitted to and approved in writing by the Local Planning Authority. The CCTV system shall be installed in accordance with the approved details before the station is brought into operational use.

Reason: In the interests of the safety and security of users of the station and car park in accordance with Policy GP35 of the Wansbeck District Local Plan.

- 28 Prior to any amplified voice or tannoy system becoming operational, full details of the system shall be provided to the Local Planning Authority to show how the system will be operated and managed to minimise noise impacts to local noise sensitive receptors. The proposed system shall be installed, operated and maintained to the satisfaction of the Local Planning Authority in accordance with the details submitted to and approved in writing by the Local Planning Authority.

Reason: To protect residential amenity and provide a commensurate level of protection against noise in accordance with Policy GP25 of the Wansbeck District Local Plan.

- 29 Prior to the development being brought into use or continuing in use, details of the acoustic barrier(s) as outlined in the document Bedlington Railway Station Noise Impact Assessment, Aecom. 18 January 2021 shall be submitted to and approved in writing by the Local Planning Authority. The details shall include location, specification, design and performance. The approved scheme shall be implemented in full before the development is brought into use and shall be maintained to ensure it meets the agreed performance for the lifetime of the development.

Reason: To protect residential amenity and provide a commensurate level of protection against noise in accordance with Policy GP25 of the Wansbeck District Local Plan.

- 30 No development shall take place, including any works of demolition, until a construction noise and vibration management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall detail the construction work and methodologies, measures for the control and reduction of noise emissions associated with construction works, liaison with local residents and arrangements for noise monitoring.

Reason: To protect residential amenity and provide a commensurate level of protection against noise in accordance with Policy GP25 of the Wansbeck District Local Plan.

- 31 The development shall not be brought into use until a scheme for the mitigation of rail noise at Sleekburn House has been submitted to and approved in writing by the Local Planning Authority. The approved noise mitigation scheme shall be implemented in accordance with the approved details before the development is brought into use.

Reason: To protect the amenity of residents of Sleekburn House in accordance with Policy GP25 of the Wansbeck District Local Plan.

- 32 During the construction period, there shall be no deliveries to or collections from the site, on Sundays or Bank Holidays or outside the hours of 08.00 - 18.00 on Monday to Friday or 08.00 - 13.00 on Saturday.

Reason: To protect residential amenity and provide a commensurate level of protection against noise in accordance with Policy GP25 of the Wansbeck District Local Plan.

- 33 Prior to first use of the car park, details of the adoption and maintenance of all SuDS features shall be submitted to and approved in writing by the Local Planning Authority. The SuDS features shall thereafter be implemented and maintained for the lifetime of the development.

Reason: To ensure that the scheme to dispose of surface water operates at its full potential throughout the lifetime of the development.

- 34 Prior to first use a lighting scheme for all areas of the site including, but not restricted to, the platforms, car park and footpaths, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show how and where external lighting shall be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not unduly affect residential amenity or prevent bats using their territory (e.g. for foraging or commuting) or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the approved scheme and no external lighting shall otherwise be installed without prior approval in writing from the Local Planning Authority.

Reason: To protect residential amenity in accordance with Policy GD23 of the Wansbeck District Local Plan and maintain connectivity along commuting and feeding corridors for protected animal species in accordance with Policy GP13 of the Wansbeck District Local Plan.

- 35 A programme of archaeological work is required in accordance with Northumberland County Council Conservation Team (NCCCT) Standards for Archaeological Mitigation and Site-specific Requirements document (17 March 2021) and Level 2 of Historic England's guidance document 'Understanding Historic Buildings: A Guide to Good Recording Practice ' (2016). The archaeological scheme shall comprise three stages of work as set out below. Each stage shall be submitted to and approved in writing by the Local Planning Authority.

- a) No development or archaeological mitigation shall commence on site until a written scheme of investigation based on NCCCT's 'Standards for Archaeological Mitigation and Site-specific Requirements' and Historic England's 'Understanding Historic Buildings' documents has been submitted to and approved in writing by the Local Planning Authority.
- b) The archaeological recording scheme required by NCCCT's 'Standards for Archaeological Mitigation and Site-specific Requirements' and Historic England's 'Understanding Historic Buildings' documents must be completed in accordance with the approved written scheme of investigation.
- c) The programme of analysis, reporting, publication and archiving if required by NCCCT's 'Standards for Archaeological Mitigation and Site-specific Requirements' and Historic England's 'Understanding Historic Buildings' documents must be completed in accordance with the approved written scheme of investigation.

Reason: The site is of archaeological interest and to comply with Policy GP21 of the Wansbeck District Local Plan and the National Planning Policy Framework.

In dealing with the application we have worked with the applicant in a positive and pro active manner and have implemented the requirement in paragraph 38 of the National Planning Policy Framework.

Notes to Applicant

1. Any intrusive activities including initial site investigation boreholes, and / or any subsequent treatment of coal mine workings / coal mine entries for ground stability purposes require the written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action.
2. The prevention of nuisance is the responsibility of the developer and their professional advisors. Developers should, therefore, fully appreciate the importance of professional advice. Failure to address issues of noise, dust and light at the development stage does not preclude action by the Council under Section 79 of the Environment Protection Act 1990 in respect to statutory nuisance.
3. British Standards 5228 (Code of practice for noise and vibration control on construction and open sites) sets out noise limits that the developers will be expected to adhere to, particularly in relation to working outside 'normal working hours'.
4. There shall be no burning of any material associated with the construction phase of the development.
5. It is recommended that the lighting scheme approved under condition 34 is designed in consultation with the project ecologist and follow guidance set out in Institution of Lighting Professionals Advice Note 08/18 (2018).
6. In relation to the works to the highway required to facilitate the development to Barrington Road, Ravensworth Street, Station Road, Palace Road, Park Terrace and West View as well as on the wider highway network to facilitate a highway signage scheme, pedestrian and cyclists' signage, a clear and transparent set of principles should be applied to ensure public benefit.
7. Offsite highway works required in connection with the proposed development are controlled by the Council's Technical services Division. These works should be carried out before the car parking area is made available for public use. The Council will undertake such works at the applicant's expense. Highways Development Management (higwaysplanning@northumberland.gov.uk) should be contacted to progress this matter
8. A highway condition survey should be carried out before the commencement of demolition and construction vehicle movements from the site. Highways Development Management (higwaysplanning@northumberland.gov.uk) should be contacted to arrange a survey.
9. The Council's Traffic Management Section at highwaysprogramme@northumberland.gov.uk should be contacted before and during the construction period in respect of any impacts to current and proposed Traffic Regulation Orders.
10. Building material or equipment shall not be stored on the highway unless otherwise agreed. The Streetworks Team on 0345 600 6400 should be contacted for Skips and Containers licences.
11. The Council's Lighting Section at highwaysstreetlighting@northumberland.gov.uk should be contacted before and during the construction period with respect of street lighting to ensure sufficient illumination levels of the public highway.

12. In accordance with the Highways Act 1980, no mud, debris or rubbish shall be deposited on the highway.
13. Road safety audits are required to be undertaken. The Council offers this service and can be contacted at highwaysplanning@northumberland.gov.uk or 01670 622979.
14. The demand for EV car parking spaces is likely to increase in the future to reflect the inevitable increased take up of electric vehicles.
15. Works that do not constitute 'development' or are permitted by virtue of the provisions of the General Permitted Development Order will not require formal discharge to be obtained prior to such works being undertaken.

NOTES

- 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 First Secretary of State under section 78 of The Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development that is already the subject of an enforcement notice, if you want to appeal against your local planning authorities decision on your application, then you must do so within 28 days of the date 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 six months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.
- If you want to appeal, then you must do so within six months of the date of this notice (if this is a decision to refuse planning permission for a householder application or a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice) using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/appeal-planning-inspectorate.
- 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 him 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.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the First 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 reasonably beneficial use in its existing state nor render the land capable of a reasonably 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 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.