

**Strategic Planning Committee 2 November 2021**

**ADDENDUM REPORT**

<b>Application No:</b>	21/02253/CCD		
<b>Proposal:</b>	Construction of a new single platform railway station including new highway access and signalised junction; modifications to existing highways including pedestrian footways; provision of parking for cars, electric vehicles, motorcycles, cycles, and taxis; works to public rights of way. 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		
<b>Site Address</b>	Land South East Of Delaval Court, Astley Road, Seaton Delaval, Northumberland		
<b>Applicant:</b>	Northumberland County Council County Hall, Morpeth, NE61 2EF,	<b>Agent:</b>	Mr Allen Creedy 72 B-Box Studios, Newcastle , NE2 1AN,

**Planning Conditions**

The following amendments and additions to the list of conditions in the Committee report are suggested.

1. *Add the following additional documents to the list of plans and documents in Condition No. 2*

Seaton Delaval Railway Station Noise and Vibration Impact Assessment, Aecom. December 2020  
The Northumberland Line – Preliminary Sources Study Report – Seaton Delaval Station. Aecom. 2 February 2021)

2. *Add an Additional Condition No. 27 as follows:*

27 Prior to the development being brought into use or continuing in use, details of the acoustic barrier(s) as outlined in the document *Seaton Delaval Railway Station Noise and Vibration Impact Assessment, Aecom. December 2020* 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 DC22 of the Blyth Valley Borough Local Development Framework Development Control Policies.

3. *Add Additional Conditions Nos. 28 – 31 as follows:*

Contaminated Land

28. 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.

29. No development shall take place beyond the 'enabling works' identified under condition 28, 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 – Seaton Delaval Station. Aecom. 2 February 2021) 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 DC21 of the Blyth Valley Borough Local Development Framework Development Control Policies.

30. 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 DC21 of the Blyth Valley Borough Local Development Framework Development Control Policies.

31. 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 DC21 of the Blyth Valley Borough Local Development Framework Development Control Policies.

4. *Renumber Condition Nos. 27 – 30 in the Committee report as Conditions 32 – 35.*

### **Author and Contact Details**

Gordon Halliday – Consultant Planner  
Telephone: 07785 727053  
Email: [Gordon.halliday@northumberland.gov.uk](mailto:Gordon.halliday@northumberland.gov.uk)

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**Background Papers:** Planning application file 21/02253/CCD