

# COMMITTEE REPORT

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## APPLICATION DETAILS

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<b>APPLICATION NO:</b>	<b>DM/16/01417/FPA</b>
<b>FULL APPLICATION DESCRIPTION:</b>	<b>Two storey Emergency Department and surface car parking and demolition of old hospital buildings.</b>
<b>NAME OF APPLICANT:</b>	<b>County Durham &amp; Darlington NHS Foundation Trust</b>
<b>ADDRESS:</b>	<b>University Hospital of North Durham, North Road, Durham</b>
<b>ELECTORAL DIVISION:</b>	<b>Nevilles Cross</b>
<b>CASE OFFICER:</b>	<b>Chris Baxter Senior Planning Officer 03000 263944 chris.baxter@durham.gov.uk</b>

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## DESCRIPTION OF THE SITE AND PROPOSALS

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### The Site

1. The application site comprises of the University Hospital of North Durham located in Durham. The main hospital building sits to the north of the site. Car parking areas and detached hospital buildings make up the south of the hospital site. Dryburn House which is a Grade II listed building is located directly opposite the A&E department. The site is surrounded by mature trees to the north, east and west, which are covered by Tree Preservation Orders.

### The Proposal

2. Planning permission is sought for the construction of a two storey extension to the emergency department including introduction of additional car parking and the demolition of old hospital buildings. The Hospital Trust has identified an urgent requirement for the provision of a new Emergency Care and Urgent Care facility. The Hospital Trust have indicated that there is an urgent need to address the unprecedented demand upon its services through a redevelopment of its Accident and Emergency Department.
3. The proposed building will occupy 4506m<sup>2</sup> of gross internal area. The majority of the development is clinical space located at the ground floor with two corridors linking back to the existing hospital facilities. At the first floor there will be admin/staff facilities and the plantroom block required for the operation of the new Emergency Department.
4. This application is referred to the Planning Committee as the application is a major application.

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## PLANNING HISTORY

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5. In June 2015, Members of the Central East Planning Committee resolved to approve listed building consent for the demolition of Dryburn House. This listed building application was subject to the completion of a Section 106 Legal Agreement to ensure no demolition is carried out until planning permission has been granted for the redevelopment of the A&E department at the hospital and contracts and development timescales are in place for the subsequent redevelopment. The listed building consent for the demolition of Dryburn House will be issued once the Section 106 legal agreement is signed.

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## **PLANNING POLICY**

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### **NATIONAL POLICY:**

6. The Government has consolidated all planning policy statements, guidance notes and many circulars into a single policy statement, the National Planning Policy Framework (NPPF), although the majority of supporting Annexes to the planning policy statements are retained. The overriding message is that new development that is sustainable should go ahead without delay. It defines the role of planning in achieving sustainable development under three topic headings – economic, social and environmental, each mutually dependant.
7. The presumption in favour of sustainable development set out in the NPPF requires local planning authorities to approach development management decisions positively, utilising twelve ‘core planning principles’.
8. The following elements are considered relevant to this proposal;
9. *NPPF Part 1 – Building a Strong and Competitive Economy.* The Government attaches significant weight on the need to support economic growth through the planning system. Local Planning Authorities should plan proactively to meet the development needs of business and support an economy fit for the 21<sup>st</sup> century.
10. *NPPF Part 7 – Requiring Good Design.* The Government attaches great importance to the design of the built environment, with good design a key aspect of sustainable development, indivisible from good planning.
11. *NPPF Part 8 – Promoting Healthy Communities.* The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Developments should be safe and accessible; Local Planning Authorities should plan positively for the provision and use of shared space and community facilities. An integrated approach to considering the location of housing, economic uses and services should be adopted.
12. *NPPF Part 11 – Conserving and Enhancing the Natural Environment.* The Planning System should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests, recognising the wider benefits of ecosystems, minimising the impacts on biodiversity, preventing both new and existing development from contributing to or being put at unacceptable risk from pollution and land stability and remediating contaminated or other degraded land where appropriate.
13. *NPPF Part 12 – Conserving and Enhancing the Historic Environment.* Working from Local Plans that set out a positive strategy for the conservation and enjoyment of the historic environment, LPA’s should require applicants to describe the significance of

the heritage asset affected to allow an understanding of the impact of a proposal on its significance.

*The above represents a summary of the NPPF considered most relevant the full text may be accessed at:*

<http://www.communities.gov.uk/publications/planningandbuilding/nppf>

## **LOCAL PLAN POLICY:**

### **City of Durham Local Plan**

14. *Policy E14 (Trees and Hedgerows)* sets out the Council's requirements for considering proposals which would affect trees and hedgerows. Development proposals will be required to retain areas of woodland, important groups of trees, copses and individual trees and hedgerows wherever possible and to replace trees and hedgerows of value which are lost. Full tree surveys are required to accompany applications when development may affect trees inside or outside the application site.
15. *Policy E16 (Protection and Promotion of Nature Conservation)* is aimed at protecting and enhancing the nature conservation assets of the district. Development proposals outside specifically protected sites will be required to identify any significant nature conservation interests that may exist on or adjacent to the site by submitting surveys of wildlife habitats, protected species and features of ecological, geological and geomorphological interest. Unacceptable harm to nature conservation interests will be avoided, and mitigation measures to minimise adverse impacts upon nature conservation interests should be identified.
16. *Policy E23 (Listed Buildings)* seeks to safeguard Listed Buildings and their settings from unsympathetic development.
17. *Policy H13 (Residential Areas – Impact upon Character and Amenity)* states that planning permission will not be granted for new development or changes of use which have a significant adverse effect on the character or appearance of residential areas, or the amenities of residents within them.
18. *Policy T1 (Traffic – General)* states that the Council will not grant planning permission for development that would generate traffic likely to be detrimental to highway safety and / or have a significant effect on the amenity of occupiers of neighbouring property.
19. *Policy T10 (Parking – General Provision)* states that vehicle parking should be limited in amount, so as to promote sustainable transport choices and reduce the land-take of development.
20. *Policy T20 (Cycle facilities)* seeks to encourage appropriately located, secure parking provision for cyclists
21. *Policy T21 (Safeguarding the Needs of Walkers)* states that the Council will seek to safeguard the needs of walkers by ensuring that: existing footpaths and public rights of way are protected; a safe, attractive and convenient footpath network is established throughout the City; that the footpath network takes the most direct route possible between destinations; and the footpath network is appropriately signed. Wherever possible, footpaths should be capable of use by people with disabilities, the elderly and those with young children. Development which directly affects a public right of way will only be considered acceptable if an equivalent alternative route is provided by the developer before work on site commences.

22. *Policies Q1 and Q2 (General Principles Designing for People and Accessibility)* states that the layout and design of all new development should take into account the requirements of all users.
23. *Policy Q3 (External Parking Areas)* requires all external parking areas to be adequately landscaped, surfaced, demarcated, lit and signed. Large surface car parks should be subdivided into small units. Large exposed area of surface, street and rooftop parking are not considered appropriate.
24. *Policy Q5 (Landscaping General Provision)* sets out that any development which has an impact on the visual amenity of an area will be required to incorporate a high standard of landscaping.
25. *Policy U5 (Pollution Prevention)* states that development that may generate pollution will not be permitted where it would have unacceptable impacts upon the local environment, amenity of adjoining land and property or cause a constraint the development of neighbouring land.
26. *Policy U8a (Disposal of Foul and Surface Water)* requires developments to provide satisfactory arrangements for disposing foul and surface water discharges. Where satisfactory arrangements are not available, then proposals may be approved subject to the submission of a satisfactory scheme and its implementation before the development is brought into use.
27. *Policy U11 (Development on Contaminated Land)* sets out the criteria against which schemes for the redevelopment of sites which are known or suspected to be contaminated. Before development takes place it is important that the nature and extent of contamination should be fully understood.
28. *Policy U13 (Development on Unstable Land)* will only be permitted if it is proved there is no risk to the development or its intended occupiers, or users from such instability, or that satisfactory remedial measures can be undertaken.
29. *Policy U14 (Energy Conservation – General)* states that the energy efficient materials and construction techniques will be encouraged.
30. *Policy C1 (Re-development of the Dryburn Hospital Site)* states that extensions to the new hospital will be of a scale and materials that compliments the existing buildings and any loss of on-site parking facilities resulting from new buildings will be replaced by appropriate on-site provision and additional provision.

#### **EMERGING POLICY:**

#### County Durham Plan

31. Paragraph 216 of the NPPF says that decision-takers may give weight to relevant policies in emerging plans according to: the stage of the emerging plan; the extent to which there are unresolved objections to relevant policies; and, the degree of consistency of the policies in the emerging plan to the policies in the NPPF. The County Durham Plan (CDP) was submitted for Examination in Public and a stage 1 Examination concluded. An Interim Report was issued by an Inspector dated 18 February 2015, however that Report was quashed by the High Court following a successful Judicial Review challenge by the Council. In accordance with the High Court Order, the Council has withdrawn the CDP and a new plan being prepared. In the light of this, policies of the CDP can no longer carry any weight. As the new plan progresses through the stages of preparation it will begin to accrue weight.

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## CONSULTATION AND PUBLICITY RESPONSES

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### STATUTORY RESPONSES:

32. *County Drainage Team* has not raised any objections to the proposed scheme.
33. *Northumbrian Water* has not raised any objections subject to a condition requiring a scheme for the disposal of surface and foul water to be agreed prior to development.
34. *Historic England* do not object to the application but does request that a legal agreement is entered into to ensure that the building is not demolished without surety of its replacement for the use of a hospital.
35. *County Highways Authority* has indicated that the additional demand resulting from the proposal will at times increase queuing and delay in the local network. The likely outcome of increasing demand in this area will be to increase peak spreading as drivers attempt to avoid the busiest periods.

### INTERNAL CONSULTEE RESPONSES:

36. *Landscape* has not raised any objections however concerns have been made over the vulnerability of some of the surrounding trees.
37. *Tree Officer* has not raised any objections to the proposed scheme.
38. *Public Rights of Way* have confirmed that there are no public rights of way through the site.
39. *Environmental Management (Noise)* has not raised any objections to the proposed scheme.
40. *Ecologist* has not raised any objections.
41. *Design and Conservation* has not objected to the scheme. It has been concluded, as with the loss of any heritage asset the outcome is highly regrettable. In this case it is considered that following a robust appraisal of all of the options put forward, including in these discussions medical professionals who clearly understand the aims of the new model of emergency care and its operation, the public benefits outweigh the harm.
42. *Environmental Management (Contamination)* has not raised any objections however conditions are recommended with regards to further contamination works.
43. *Sustainability* has not raised any objections however a condition is required for a scheme to embed sustainability and minimise Carbon from construction to be submitted for approval prior to development commencing.

### PUBLIC RESPONSES:

44. The application has been advertised on site and in the local press. Neighbouring residents were also notified individually of the proposed development. One letter of representation has been received indicating that it would be beneficial for ambulances to be able to access the hospital from Southfields Way.

## **APPLICANTS STATEMENT:**

45. This proposal represents a significant capital investment for County Durham and Darlington NHS Foundation Trust. The current A&E Department was built to provide care for approximately 30,000 patients per year. It already sees around 60,000 and this increase in attendances is unlikely to diminish in the future and indeed is likely to come under further pressure as a result of an aging and growing population.
46. To address this unprecedented demand upon its services it proposes the construction of a new Emergency Care extension and the provision of a fully integrated care model with paediatric, medical and surgical assessment being provided as close to the 'front door' as possible. The proposal also seeks to address the deficiencies in the car parking on the site with the provision of over 200 new car parking bays and will improve the access into the Emergency Department for the ambulance service.
47. In summary the proposal will deliver significant improvements to the delivery of Emergency Care at the University Hospital of North Durham and the proposals are commended to the Committee for approval.

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## **PLANNING CONSIDERATIONS AND ASSESSMENT**

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48. Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004 the relevant Development Plan policies, relevant guidance and all other material planning considerations, including representations received, it is considered that the main planning issues in this instance relate to principle of development; design and materials; highway considerations; and impact on surroundings.

### Principle of development

49. The proposed development is for an extension to the existing A&E department at the University Hospital of North Durham. The Hospital Trust has identified an urgent requirement for the provision of a new Emergency Care and Urgent Care facility. The Hospital Trust have indicated that there is an urgent need to address the unprecedented demand upon its services through a redevelopment of its Accident and Emergency Department. Given the site is currently a hospital operation the proposed extension is considered to be acceptable in principle and in accordance with policy C1 of the local plan.

### Design and materials

50. The proposed building has been designed with the operation of the internal use at the forefront. The user experience has also heavily influenced the design and the use of natural light and glazing to utilise calming views of the landscape is welcome and a great improvement over the current situation. The glazing will also provide lit orientation after dark and direct users to the main entrance. The proposal looks to incorporate the use of ochre colour detailing on parts of the building. This colour detailing will be very striking and bold and will certainly give the building some identity.
51. Due consideration has been given to the proposed materials with robustness, speed of construction and context coherence in mind. The submitted design and access statement indicates that masonry construction was considered for the development

and this would have likely been the most appropriate solution however this was dismissed due to viability and speed of delivery. A quality fibre cement rainscreen cladding, a natural material with robust characteristics is proposed for the scheme. The proposed colours have been selected from the existing colours of the hospital including grey, buff and red but enriched proposing dark grey, ochre orange and white to accentuate the new A&E building.

52. The size, scale and massing of the proposed building is consistent with the scale of the existing building. The proposed building would not be overly dominant in relation to the existing building however it does provide a presence which would attract visitors to the new main entrance.
53. Overall, it is considered that the proposed new A&E building extension would be acceptable in design and materials and would not be contrary to policy H13 of the local plan.

#### Highway considerations

54. As part of the proposed extension, the scheme also proposes new parking provision. An additional 222 parking spaces are proposed. Inefficiencies in the existing parking layout are proposed to be addressed by separating the staff and visitor parking. On entering the hospital site the main staff parking spaces will be on the right and all the visitors parking spaces will be the current existing parking on the left. Emergency vehicles access will be maintained via the Dryburn Road roundabout but the egress will be transferred to the Southfield Way creating a one way system for ambulances through the site.
55. A transport statement along with an assessment on the surrounding traffic network has been submitted with the proposed application. The County Highways Manager has been consulted and it has been indicated that the existing highway network suffers from severe peak hour congestion in the vicinity of the hospital and the addition of any development traffic would therefore add to this congestion. The distribution of trip on the network has been assessed through a modelling exercise. As required, the base validated models indicate that the network is at capacity at Sniperley and County Hall roundabouts. The addition of development flows at whatever levels inarguably increases queuing and delay at those junctions. Whilst the transport consultant for the application has suggested that only a small percentage of traffic is being added, queuing and delay will nevertheless increase. The levels of instability at these junctions are such that traditional computer modelling cannot accurately predict queuing and delay. Therefore levels of queues predicted in the model outputs must be treated with considerable caution. The Highways Manager considers it is not possible to take a quantifiable approach to predicting network effects in saturated conditions. It is accepted that the demands from the hospital development are low and within expected daily variation. The Highways Manager view is that the additional demand will at times increase queuing and delay in the local network. The likely outcome of increasing demand in this area will be to increase peak spreading as drivers attempt to avoid the busiest periods.
56. Paragraph 32 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. It is also considered that the benefits of providing a new A&E facility would have significant benefits to the population of the County and beyond which would outweigh the negative impacts the proposal would have on the surrounding traffic network.

57. In order to support sustainable travel objectives and encourage sustainable modes of travel to the hospital, a condition is recommended for a travel plan to be submitted for approval and for a Travel Plan Co-ordinator to be appointed. A condition is recommended accordingly.
58. Overall it is considered that the residual impact on the highway network resulting from the proposed development is not considered severe and therefore not sufficient to warrant approval.

#### Impact on surroundings

59. It is noted that the proposed A&E extension would result in the loss of Dryburn House which is a listed building. The demolition of this listed building has previously been considered by the Central East Planning Committee and it was determined that the loss of the listed building was acceptable. The committee report for the loss of the listed building concluded:
60. *It is clear that Dryburn House as a listed building is worthy of retention, as it still retains important features, both internally and externally, and the heritage significance of the building still remains. The demolition of the listed building does therefore contradict policy E23 of the local plan as well as a number of sections within the NPPF. The NPPF does however states that the loss of a designated heritage asset, such as a listed building, can be considered acceptable if substantial public benefits outweigh that loss. Through the submissions made in this application, it is clear that there are substantial public benefits in providing a much improved emergency care centre, which will benefit a large section of the population of County Durham. Various different options to provide the emergency care centre at the hospital have been fully investigated and assessed by Officers from the Council and other heritage professionals. Officers are satisfied that the loss of Dryburn House is the only viable option to provide a new emergency care centre which will meet clinical requirements. On balance, it is therefore considered that the significant public benefit of an improved emergency care centre at the hospital would justify the loss of the designated heritage asset, Dryburn House, in this particular instance. The proposal is therefore considered to be in accordance with paragraph 133 of the NPPF.*
61. As stated above it has been considered that the loss of the listed building, Dryburn House, is considered to be in accordance with paragraph 133 of the NPPF. Paragraph 136 of the NPPF further states that local planning authorities should not permit loss of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred. The submission of this application for the new A&E extension building is a step to ensuring the development will proceed following the loss of the listed building. It is also noted the listed building application was minded to be approved subject to the signing of a Section 106 legal agreement. This Section 106 legal agreement ensures that mechanisms are in place to ensure that Dryburn House will not be demolished until planning permission has been granted for the redevelopment of the A&E department at the hospital and contracts and development timescales are in place for the subsequent redevelopment. The listed building will not be removed until the legal agreement requirements have been satisfied which also satisfies Historic England's concerns over the loss of the listed building. In addition to this an appropriate record of the building will be made and archived appropriately to a level 3 Historic England standard, and this will be conditioned as part of the listed building consent. It is considered that the loss of the heritage asset is in accordance with paragraph 133 and 136 of the NPPF and would comply with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



62. The hospital site is fairly contained and the proposed A&E extension would not be highly visible from outside the site. The proposed extension would be sufficient distance away from neighbouring residential properties to ensure that residential amenity would not be compromised.
63. The proposed A&E extension would result in the loss of several trees which are protected under Tree Preservation Orders. These TPO trees are located within the centre of the development area and there would be no way of retaining the trees while allowing the development to proceed. Again the significant benefits of introducing a new A&E development would outweigh the loss of the TPO trees. A landscape scheme has been submitted with the application which indicates that new trees are proposed to be planted in order to mitigate the loss of the protected trees. The County Tree Officer has not raised any objections to the loss of the trees and the introduction of new trees are welcomed.
64. The Councils Drainage Officer and Northumbrian Water have not raised any objections to the proposed scheme. Further details are required to determine the disposal method for foul and surface water. A suitable condition is recommended for drainage details to be submitted prior to works commencing. It is not considered that the proposed development would have any adverse impacts in terms of drainage or flooding.
65. The Council's Environmental Management Team have been consulted on the proposals and no objections have been received in respect of noise and contamination. Further details are required in relation to contamination however these details can be sought through planning conditions. A condition relating to contamination is recommended accordingly. It is not considered that the proposal would have an adverse impact in terms of noise impacts or contamination.
66. The Councils Sustainability Officer has been consulted on the proposed development. No objections have been raised however a condition is requested to ensure the development embeds sustainability into the scheme and reduces carbon emissions. A condition is recommended accordingly.
67. The presence of a European Protected Species (EPS) is a material planning consideration. The Conservation of Habitats and Species Regulations 2010 have established a regime for dealing with derogations which involved the setting up of a licensing regime administered by Natural England. Under the requirements of the Regulations it is an offence to kill, injure or disturb the nesting or breeding places of protected species unless it is carried out with the benefit of a licence from Natural England.
68. Notwithstanding the licensing regime, the Local Planning Authority must discharge its duty under the regulations and also consider these tests when deciding whether to grant permission for a development which could harm an EPS. A Local Planning Authority failing to do so would be in breach of the regulations which requires all public bodies to have regard to the requirements of the Habitats Directive in the exercise of their functions. Regulation 9(3) of the Conservation of Habitats and Species Regulations 2010 requires local planning authorities to have regard to the requirements of the Habitats Directive in exercising its functions the Local Planning Authority must consider a detailed assessment against the 3 no. "Derogation tests" of the Habitats Directive.
69. A bat survey of the buildings to be demolished has been submitted with this application. This survey indicates that there is no records of bats in any of the

buildings and no bats roosts were identified. Dryburn House and its ancillary buildings are therefore classed as a low risk for use by roosting bats. The survey acknowledges that there is limited opportunity for bats to gain access to the fabric of the building, however some precautionary mitigation measures are recommended during the demolition of the buildings. The submitted assessments have been analysed by the County Ecologist. The County Ecologist has confirmed that there are no objections to the findings of the assessment or the proposed mitigation measures. A condition is recommended ensuring that the mitigation measures are adhered too, and this condition is recommended accordingly. Subsequently it is not considered that the proposed development would have an adverse impact on protected species or their habitats and would be in accordance with part 11 of the NPPF.

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## **CONCLUSION**

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70. The size, scale and massing of the proposed building is consistent with the scale of the existing building. The proposed building would not be overly dominant in relation to the existing building however it does provide a presence which would attract visitors to the new main entrance. The proposed materials are considered acceptable and the colour detailing will be very striking and bold and will give the building some identity. The proposed design and materials are considered acceptable and would not be contrary to policy H13 of the local plan.
71. The scheme provides 222 additional car parking spaces and there will be reconfiguration of the existing car parking allowing for additional visitor car park spaces. The existing access for emergency vehicles and ambulances will be retained however a one way system will be introduced to allow emergency vehicles to leave the site onto Southfield Way. The submitted Transport Statement does indicate that the proposed development would increase traffic which would have a residual impact on the surrounding highway network. It is considered that the significant benefits of introducing a new A&E building would outweigh the negative impacts on the surrounding highway network. It is also considered that the impact on the surrounding highway network would not be considered severe and a refusal on traffic grounds could not be substantiated. The proposal is considered to be in accordance with section 4 of the NPPF.
72. The demolition of the listed building has been agreed by a separate planning committee. On balance, it is considered that the significant public benefit of an improved emergency care centre at the hospital would justify the loss of the designated heritage asset, Dryburn House, in this particular instance. It is considered that the loss of the heritage asset and the introduction of a new A&E extension building is in accordance with paragraph 133 and 136 of the NPPF and would comply with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
73. The proposed extension is sufficient distance from neighbouring residential properties to ensure that the residential amenity would not be adversely compromised. The proposal would therefore be in accordance with policy H13 of the local plan.
74. The proposed A&E extension would result in the loss of several trees which are protected under Tree Preservation Orders. It is considered however that the significant benefits of introducing a new A&E development would outweigh the loss of the TPO trees. The introduction of new trees are proposed on the site to mitigate the loss of the TPO trees.

75. A bat survey of the proposed buildings to be demolished has been submitted which indicates that there is no evidence of bats or bat roosts. The County Ecologist is satisfied with the findings of the bat survey. It is therefore considered that the proposed demolition of the buildings in this application would not compromise protected species or their habitats. The proposal would therefore be in accordance with policy E16 of the local plan.

76. The Council Drainage Officer, Environmental Management Team, Sustainability Officer and Northumbrian Water have not raised any objections to the proposed development. It is considered that the proposal would not compromise drainage or flooding in the area; and would not have any adverse impacts in terms of contamination. The proposal would be in accordance with policies U5, U8a, U11 and U14 of the local plan.

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## **RECOMMENDATION**

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That Members **APPROVE** the application subject to the following conditions;

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

*Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.*

2. The development hereby approved shall be carried out in strict accordance with the following approved plans:

<b>Plan Ref No.</b>	<b>Description</b>	<b>Date Received</b>
105 B	Proposed Site Plan	21/11/2016
B01/034 A	GA Elevations Proposed	21/11/2016
802 D	External Works	21/11/2016
030 A	Proposed Ground Floor Plan	21/11/2016
033 A	Proposed GA Sections	21/11/2016
106 B	Demolition Plan	21/11/2016
9016-013/101 B	Landscape Proposals	21/11/2016
031	Proposed First Floor Plan	03/05/2016
101 A	Location and Existing Site Plan	03/05/2016
032	Proposed Roof Plan	03/05/2016
	Aroboricultural Impact Assessment	05/12/2016

*Reason: To define the consent and ensure that a satisfactory form of development is obtained.*

3. No demolition hereby approved shall take place unless in accordance with the mitigation, recommendations and conclusions within the protected species reports, Bat Survey Report February 2015 and the Bat Reasoned Risk Assessments March 2015 by Barrett Environmental Ltd.

*Reason: To conserve protected species and their habitat in accordance with criteria within the NPPF.*

4. The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted to and agreed in writing with the Local Planning Authority. The scheme shall include the following

## Pre-Commencement

- (a) A Phase 2 Site Investigation and Risk Assessment is required and shall be carried out by competent person(s) to fully and effectively characterise the nature and extent of any land and/or groundwater contamination and its implications.
- (b) If the Phase 2 identifies any unacceptable risks, remediation is required and a Phase 3 Remediation Strategy detailing the proposed remediation and verification works shall be carried out by competent person(s). No alterations to the remediation proposals shall be carried out without the prior written agreement of the Local Planning Authority. If during the remediation or development works any contamination is identified that has not been considered in the Phase 3, then remediation proposals for this material shall be agreed in writing with the Local Planning Authority and the development completed in accordance with any amended specification of works.

## Completion

- (c) Upon completion of the remedial works (if required), a Phase 4 Verification Report (Validation Report) confirming the objectives, methods, results and effectiveness of all remediation works detailed in the Phase 3 Remediation Strategy shall be submitted to and agreed in writing with the Local Planning Authority within 2 months of completion of the development.

*Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other offsite receptors in accordance with NPPF Part 11.*

5. Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall take place in accordance with the approved details.

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

6. Prior to the commencement of the development a scheme to embed sustainability and minimise Carbon from construction and in-use emissions shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in complete accordance with the approved scheme and retained while the building is in existence.

*Reason: In order to minimise energy consumption and to comply with the aims of the NPPF.*

7. Notwithstanding any details of materials submitted with the application no development shall commence until details of the external walling, roofing materials, windows details and hardsurfacing have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details.

*Reason: In the interests of the appearance of the area and to comply with policy H13 of the City of Durham Local Plan.*

8. Prior to the commencement of development hereby approved a detailed landscaping scheme shall submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details.

*Reason: In the interests of the amenity of the area and to comply with policies Q5 and H13 of the City of Durham Local Plan.*

9. All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the completion of the development and any trees or plants which within a period of 5 years from the completion die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

*Reason: In the interests of the appearance of the area and to comply with policy H13 of the City of Durham Local Plan.*

10. Before the development hereby approved is brought into use the University Hospital of North Durham Travel Plan should be revised with stretch targets aimed at offsetting additional car trip demand. The revised travel plan should conform to the ethos and direction of the National Specification for Workplace Travel Plans, PAS 500:2008, bronze level, and shall be submitted to and approved in writing by local planning authority. The approved Travel Plan shall be implemented for the lifetime of the development.

*Reason: In order to encourage sustainable means of travel in accordance with section 4 of the National Planning Policy Framework.*

11. No development shall take place until a construction management plan has been submitted to and approved in writing by the local planning authority. The construction of the development shall be carried out in accordance with the approved details.

*Reason: In the interests of highway safety and to accord with policy T1 of the City of Durham Local Plan.*

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## **STATEMENT OF PROACTIVE ENGAGEMENT**

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The Local Planning Authority in arriving at its decision has, without prejudice to a fair and objective assessment of the proposals, issues raised and representations received, sought to work with the applicant in a positive and proactive manner with the objective of delivering high quality sustainable development to improve the economic, social and environmental conditions of the area in accordance with the NPPF. (Statement in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

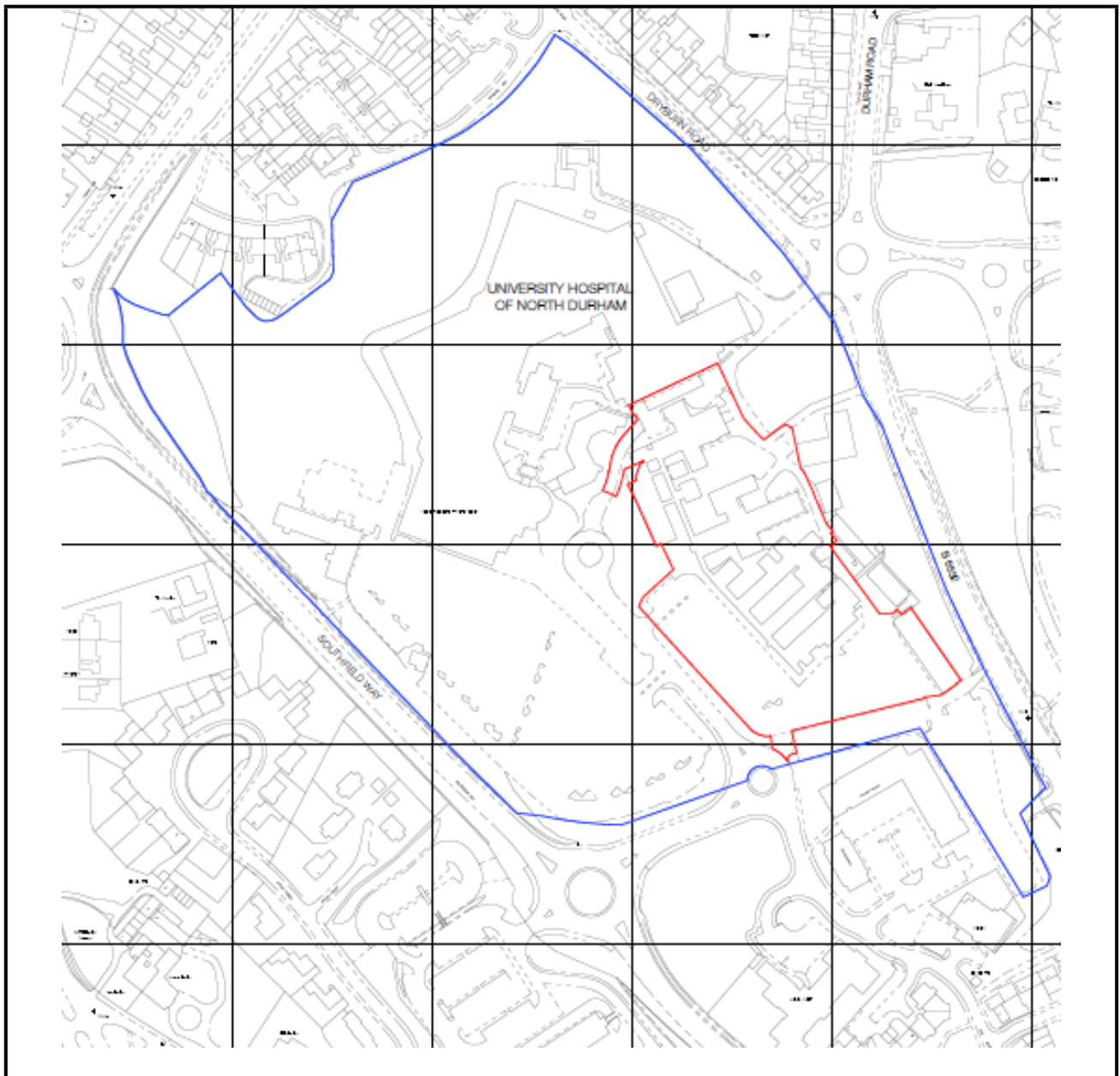
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## **BACKGROUND PAPERS**

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Submitted Application Forms, Plans and supporting documentation  
City of Durham Local Plan 2004  
National Planning Policy Framework  
Internal consultee responses  
Public responses  
Responses from statutory and other consultees  
National Planning Policy Guidance  
Emerging County Durham Plan





**Planning Services**

**Two storey Emergency Department and surface car parking and demolition of old hospital buildings at University Hospital of North Durham, North Road, Durham Ref: DM/16/01417/FPA**

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