

**ITEM 5 – ADDITIONAL INFORMATION FROM
OBJECTOR**

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From: H Abraham
Sent: 07 January 2022 15:24
To: Yvonne Raine <
Subject: Re: Additional information - Statutory Licensing Sub-Committee - 10th January 2022 -Dalton Old Pump House, Seaham

thank you Yvonne.

This additional information is the report submitted at the planning process. My property was not assessed and the planning services delegated report (attached) stated in response to it:

The assessment concludes that no acoustic mitigation is required for the development, unfortunately I do not consider the assessment to be robust or sufficient enough in detail to provide such an assertion.

The author of the report advises that the methodology used follows BS8233/BS4142, in relation to entertainment noise advice was provided to demonstrate compliance with a Noise Rating Curve of NR20, this has not been demonstrated. Use of the NR curve is preferable in relation to entertainment noise from pubs and clubs as compliance with the NR curve usually means that the noise spectrum does not exceed the curve in any frequency band.

Further, the planning decision provided:

Prior to the commencement of the uses hereby approved a Noise Management Plan shall be submitted in writing to the local planning authority for their written approval. The Noise Management Plan, shall identify how noise and disturbance to local residents resulting from the development hereby approved will be mitigated, this shall include (but not be limited to) the following: i. The name(s) of an on-site supervisor responsible for liaison with local residents; ii. The control and use of outside areas; iii. The control of noise break out from the site; iv. Access and egress to and from the site; v. Recording of complaints and response to those complaints; vi. Deliveries and collections to and from the site; vii. Policy details in relation to no fireworks, or chinese lanterns to be used vii. Any other matters that are reasonably required by the local planning authority. The approved Noise Management Plan shall thereafter be followed and/or implemented at all times during the demolition and construction of the development. Reason: To protect the residential amenity of existing residents from the development in accordance with Policy 29 and 31 of the County Durham Plan and Part 15 of the National Planning Policy Framework. Required to be pre commencement to ensure that the whole construction phase is undertaken in an acceptable way.

I've not seen any noise management plan whatsoever.

Kind regards
H

DELEGATED REPORT

APPLICATION DETAILS

APPLICATION NO:	DM/20/03561/FPA
SITE LOCATION:	Dalton Pumping Station The Waterworks Cold Hesledon SR7 8RQ
PROPOSAL:	Change of use of existing Grade II* pump house and associated buildings to a mixed use consisting of licensed wedding and community venue use (Sui-Generis), bridal shop (Class E) and commercial offices; including various single story extensions (to provide additional kitchen and toilet facilities, ventilation, and glazed orangery), internal alterations to provide mezzanine floors, internal structural openings, roof insulation, under floor heating and refurbishment/repair of external windows and doors. External building illumination and provision of new car park with wayfinding lighting and associated landscaping including new vehicle entrance.

DESCRIPTION OF THE SITE AND PROPOSAL

Site:

This application site is located at Dalton Pumping Station, a Grade II* Listed Building, and the grounds within which it is set. The site is outside of any settlement boundary in Cold Hesledon to the east of Murton and the south of Seaham, therefore it is technically classed as being in the countryside. It is not within a conservation area and not included on English Heritage's Register of Heritage at Risk. The associated Lodge which is outside of the application site, is also a Grade II listed building.

The site is located within a Zone 1 and 2 EA groundwater special protection zone, but is not within a Site of Special Scientific Interest, Site of Nature Conservation Importance or Local Nature Reserve.

The site, which is rectangular, has some tree coverage mainly to the north east and south west of the site with mainly agricultural land beyond to the north, east and south. Immediately to the west, across the B1432, is Cold Hesledon Industrial Estate and beyond that, across the A19 is the Dalton Park shopping outlet.

The architecture of the Pump House remains largely intact, designed by Thomas Hawksley and built in 1873, the Pumping Station includes an imposing Venetian Gothic engine house and attached industrial ancillary buildings which are of significant architectural merit. The engine house still contains visually dramatic but non-operational pumping equipment. The attached boiler house and coal store are empty.

The complex remains an important landmark in the development of the region's nineteenth century industries and the associated expansion of its urban populations. It is one of a network of finely designed pumping stations that drew water from the underlying magnesium limestone geology to serve the expanding urban populations which were a consequence of the expansion of north east coast collieries and manufacturing industries.

Proposal:

This proposal seeks full planning permission for the change of use of existing Grade II* pump house and associated buildings to licensed wedding venue (Sui-Generis), bride shop (Class E) and commercial offices, along with various single story extensions (to provide additional kitchen and toilet facilities, ventilation, and glazed orangery), and internal alterations to provide mezzanine floors, internal structural openings, roof insulation, under floor heating and refurbishment/repair of external windows and doors, as well as associated landscaping and a new access point

PLANNING HISTORY

DM/20/03562/LB Change of use of existing Grade II* pump house and associated buildings to licensed wedding venue (Sui-Generis), bride shop (Class E) and commercial offices; including various single story extensions (to provide additional kitchen and toilet facilities, ventilation, and glazed orangery), internal alterations to provide mezzanine floors, internal structural openings, roof insulation, under floor heating and refurbishment/repair of external windows and doors. External building illumination and provision of new car park with wayfinding lighting and associated landscaping including new vehicle entrance. Approved 12th February 2021

DM/18/03897/FPA Part conversion Dalton Pumping Station to create 6 dwellings and the construction of 3no detached dwelling houses Approved subject to S106 20th November 2019

DM/18/03898/LB Part conversion Dalton Pumping Station to create 6 dwellings and the construction of 3no detached dwelling houses (Listed Building Consent) Approved 14th February 2020

5/PL/2012/0336 Part residential conversion into 6 dwellings and 3 new blocks for 2 dwellings & 4 apartments Approved 7th September 2015

5/PL/2012/0337 Part residential conversion into 6 dwellings and 3 new blocks for 2 dwellings & 4 apartments Approved 7th September 2015

5/HIST/1997/0852 Alterations to grade ii* listed building & demolition of chimney in connection with public house Approved 29th September 1997

PLANNING POLICIES

National Planning Policy Framework (NPPF)

The following elements are considered relevant to this proposal:

NPPF Part 2 Achieving Sustainable Development - The purpose of the planning system is to contribute to the achievement of sustainable development and therefore at the heart of the NPPF is a presumption in favour of sustainable development. It defines the role of planning in achieving sustainable development under three overarching objectives - economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways. The application of the presumption in favour of sustainable development for plan-making and decision-taking is outlined.

NPPF Part 4 Decision-Making - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

NPPF Part 6 Building a Strong, Competitive Economy - The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and a low carbon future.

NPPF Part 9 Promoting Sustainable Transport - Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable transport modes maximised.

NPPF Part 11 Making Effective Use of Land - Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

NPPF Part 12 Achieving Well-Designed Places - 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.

NPPF Part 15 Conserving and Enhancing the Natural Environment - 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.

NPPF Part 16 Conserving and Enhancing the Historic Environment - Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

County Durham Plan

Policy 31 - Amenity and Pollution

Policy 39 - Landscape

Policy 40 - Trees, Woodlands and Hedges

Policy 07 - Visitor Attractions

Policy 10 - Development in the Countryside

Policy 29 - Sustainable Design

Policy 43 - Protected Species and Nationally and Locally Protected Sites

Policy 44 - Historic Environment

Policy 21 - Delivering Sustainable Transport

Policy 28 - Safeguarded Areas

Neighbourhood Plan

CONSULTATION AND PUBLICITY RESPONSES

Following the statutory and technical consultation phase the following comments were received:

DCC Archaeology - This application appears to respect the existing layout of the building more than previous applications. Having reviewed the existing Building Recording carried out in 1997 by the RCHME, I think that is sufficient for this building and no further recording is needed. Having also reviewed the impacts in light of the examination of the site by ASDU in 2017, I conclude that no archaeological remains will be affected by the ground works proposed.

Accordingly, I have no objections to this application, and no further recording work is needed. Should the plans change, we should however be re-consulted.

DCC Design and Conservation - With regard to the planning related matters included in this application and primarily the change of use and alterations across the site it is considered that there will be no harm to adjacent designated assets and surrounding non-designated assets although I defer to landscape colleagues regarding the impact on the landscape included in the local list of parks, gardens and landscapes. Detailed comments on the listed building implications are provided on the associated LBC application.

DCC Ecology - I can confirm that the supplied Bat Survey report by J Drewett Ecology is sufficient to inform this proposal and no further survey is required.

If the application is approved, please condition the contents of section 8 of the report as it contains adherence to precautionary working methods and the provision of bat roost units as an enhancement.

It would appear no accommodation is being created and the development is not tourism related therefore no contribution is required for coastal access measures.

DCC Contaminated Land - With reference to the above planning application, I would confirm that I have assessed the historical maps and available information with respect to land contamination. I have reviewed the following report:

Solmek (November 2020) Phase 1: Desk Study, Dalton Pumping Station

I am satisfied with the information provided. Given the proposals there is no requirement for ground gas protection measures. Soil sampling is required if soft landscaping is proposed or material is to be removed off site. Given the proposed site plan it does not appear soft landscaping is proposed and therefore there would be no requirement for a contaminated land condition, however confirmation of this and comment on the phase 2 recommendations is required.

The following should be added as an informative:

If unforeseen contamination is encountered, the Local Planning Authority shall be notified in writing immediately. Operations on the affected part of the site shall cease until an investigation and risk assessment, and if necessary a remediation strategy is carried out in accordance with the YALPAG guidance and agreed with the Local Planning Authority. The development shall be completed in accordance with any amended specification of works.

DCC Statutory Nuisance - With reference to the above planning application, I have undertaken a technical review of information submitted in relation to the likely impact upon amenity in accordance with the relevant TANs (Technical Advice Notes). As such I can provide the following information to assist you in your consideration of any impact upon amenity.

The application relates to the change of use of the pump house and associated buildings to a licensed wedding/events venue, with a commercial bridal shop and commercial offices.

The capacity in relation to the use as an events venue could see up to 200 patrons attending any single event, whilst the hours of operation being sought are:

- o Office Use (and assumed bridal shop use) 0800 to 1700hrs seven days per week including Bank Holidays;
- o Events Use 0930 to 0000hrs seven days per week including Bank Holidays.

Information within the transport statement, published 2 December 2020, highlights that the intention is to host 150 weddings per year, planned for Fridays, Saturdays and Sundays, with occasional midweek events.

Information provided in pre-application consultation advised that there would be no intention to hold entertainment events externally to the building and this is further supported within the Environmental Noise Assessment, although piped music will be played in the external patio area for patrons.

The development will be noise and light generating as well as odour generating. The development will see the introduction of a venue playing amplified music, live and recorded; there will also be a commercial kitchen with extraction leading to the further

potential for noise and odour escape; in addition there is the potential for noise from vehicles both attending events and deliveries/servicing, as well as vocalisation of patrons themselves, particularly likely when gathering in the outside areas; external lighting will also be incorporated for events

There are several nearby sensitive receptors within close proximity, as close as 18 m to the north of the outside area (50 m from the Pumping Station itself), which could be affected by noise, light and possibly odour from the kitchen extraction system.

Consideration should also be given to the use of the outside amenity areas of these receptors.

The applicant has submitted an environmental noise assessment as a supporting document, entitled 'Measurement of Environmental Noise' reference 11132-1 produced by E2 Consultants dated 10 November 2020 and published 2 December 2020.

The assessment concludes that no acoustic mitigation is required for the development, unfortunately I do not consider the assessment to be robust or sufficient enough in detail to provide such an assertion.

The author of the report advises that the methodology used follows BS8233/BS4142, in relation to entertainment noise advice was provided to demonstrate compliance with a Noise Rating Curve of NR20, this has not been demonstrated. Use of the NR curve is preferable in relation to entertainment noise from pubs and clubs as compliance with the NR curve usually means that the noise spectrum does not exceed the curve in any frequency band.

The actual assessment has only considered the potential impact of noise from internal entertainment only, no consideration has been given in relation to noise from vehicles, either in relation to the attendance of patrons coming and going or delivery/service vehicles, no consideration has been given to noise vocalisation of patrons in the external environment and no consideration has been given towards noise from fixed plant, for example air handling units and kitchen extraction equipment. Nor has consideration been given in relation to the use of outside amenity areas by the NSRs, particularly relevant as the developer intends to host events mainly over weekends.

The noise assessment lacks detail in relation to maximum noise levels, 1/3 octave measurements and whilst referring to the BS4142 assessment being represented within the report, it actually is not as no representative data has been provided, no consideration has been shown in relation to particular characteristics of the assumed noise, although it is acknowledged that the author has assumed a lower resistance of 30dB instead of 47dB.

No detail has been provided in relation to the type of extraction equipment to be installed for the kitchen in relation to the control of odour or noise.

No detail has been provided in relation to whether external lighting will be compliant with ILP guidance notes.

I would therefore advise that the information submitted is not sufficient to allow full consideration against the thresholds stated in the TANS (Noise TANS section 3.7 pg 18, Odour TANS section 3.2 pg 12, lighting TANS Section 3.0 pg 11). The applicant should provide the following information for consideration:

- o Further detail to demonstrate to ensure a noise level of NR20 or less shall be achieved in habitable rooms of the worst affected sensitive receptor, in relation to entertainment noise. (Calculations should be carried out with the appropriate correction for an open window).
- o Provide a detailed noise impact assessment, compliant with the methodology stated in BS 4142: 2014+A1: 2019, demonstrating the noise rating level from proposed nearby commercial noise sources. Should the assessment demonstrate that the rating level of existing commercial operations/fixed plant be more than 5dB LAeq (1 hour) (07.00-23.00) and 0dB LAeq (15 mins) (23.00-07.00) above the background noise level (LA90) at noise sensitive receptors, then a scheme of sound attenuation measures must be proposed.
- o Detail in relation to the type of food that will be prepared and information should be provided detailing the type of extraction which is proposed, along with detail relating to the menu and number of covers. I would recommend that the applicant employs the services of a suitably qualified extraction engineer who will be able to provide detail in line with EMAQ/DEFRA Guidance on the Control of Odour and Noise from Commercial Kitchen exhaust systems and DW172: specification for kitchen ventilation systems.
- o Detail demonstrating that proposed external lighting does not have an impact on offsite receptors and is sufficient to demonstrate adherence to the ILP guidance notes for the reduction of intrusive light.

In addition, I can confirm that I have assessed the environmental impacts which are relevant to the development in relation to their potential to cause a statutory nuisance, as defined by the Environmental Protection Act 1990 and would comment as follows:

I will await the provision of further information prior to commenting upon statutory nuisance.

DCC Highways - A transport statement has been provided which sets out travel and parking demand for 120 daytime guests and 10 staff during daytime events and 200 guests during evening events. The statement makes acceptable prediction of car, taxi and mini bus travel.

I am satisfied that travel demand can be accommodated at the development and I would therefore not object to the proposed use from a highways perspective.

Following concerns raised by the Parish Council the following additional comments were provided:

I am satisfied that parking provision is adequate for the development for the demand as set out in the transport statement.

The assessment looks at travel demand for 120 daytime guests plus 10 staff and 200 evening guests.

For such venues it would be normal for a high proportion of guests to use taxis mini bus ,etc. and for those driving to have multiple car occupancy. This is certainly the case with other similar venues.

I'm not clear as to what records the Parish Council have access to regarding RTA's but the official Stats 19 Police record shows one cyclist accident where the cyclist has lost control at speed when mounting a footway. I have no concerns regarding the road safety history of this road and see no reason why the change of use would affect the road safety record.

I agree it is undesirable that drivers park off site onto the B1432 but I feel this is an unlikely occurrence given the level of parking provision. I do not agree that traffic regulation is required as there is no evidence that any of the parking activities listed by the Parish Council will actually arise. .

DCC Landscape - The site currently comprises rough grassland with areas of unmaintained land surrounded by a hard access road and mature trees. The development involves expansion and refurbishment of an existing Grade II* listed building. Retention of the majority of trees within the site will ensure that existing landscape character remains in place. Past photographs of the pumping station and other pumping stations in the region show buildings surrounded by areas of mown grass and trees. The proposed grassed areas and use of reinforced grass for the parking area, will go some way to achieving an appropriate appearance, in keeping with the historic character of the building and the site as the site is included on the local list of Parks, Gardens and Designed Landscapes of Local Interest. It is anticipated that any adverse effects on landscape character can be mitigated by the proposed building design and use of materials in keeping with the existing listed property and the landscape associated with the designed garden.

The site is designated as a Park, Garden and Designed Landscape of Local Interest. Historic records state: 'The pumping station was set in ornamental grounds which included three cooling ponds and a reservoir shaped in an Italianate fashion and designed to appear as a water garden. The gardens were maintained by two gardeners who lived on site. The 1898 OS shows that the ground was sculpted to accommodate the building and ponds and level areas were planted with trees and shrubs.' The landscape proposals and maintenance should therefore be in keeping with the character and style of the original garden.

Environment Agency - The proposed development presents a risk to groundwater which is particularly sensitive in this location because the proposed development site:

- is within source protection zone 1(SPZ1)
- is within 50 metres of a known borehole used for the supply of water for human consumption
- is located upon the Magnesian Limestone principal aquifer

The desk study submitted in support of this planning application provides us with confidence that it will be possible to suitably manage the risks posed to groundwater resources by this development. Further detailed information will however be required before any development is undertaken. It is our opinion that it would place an unreasonable burden on the developer to ask for more detailed information prior to the granting of planning permission but respect that this is a decision for the local planning authority.

In light of the above, the proposed development will be acceptable if a planning condition is included requiring submission and subsequent agreement of further details as set out below. Without this condition we would object to the proposal in line with paragraph 170 of the National Planning Policy Framework (NPPF) because it cannot be guaranteed that the development will not present unacceptable risks to groundwater resources.

Northumbrian Water - Having assessed the proposed development against the context outlined above I can confirm that we have had further internal discussions regarding the proposed change of use of the Dalton Pumping Station and we would have the following comments to make:

We wish to highlight that the proposed change of use to a wedding venue falls within a Zone 1 Source Protection Zone of our Dalton Groundwater station, which means the site is within 250 metres of a public drinking supply borehole, as well as an additional borehole being present with the confines of the Dalton Pumping House itself. Any planned activities will need to comply with the Environment Agencies regulations on activities within a SPZ1, and any potential causes of pollution need to be mitigated. The Magnesian Limestone aquifer at this site is unconfined which means any activity on site that leads to pollution (e.g. any form of ground contamination such as leakage of fuels from parked vehicles, discharge of waste water to ground, on-site parking areas etc.) will lead to contamination of the Magnesian Limestone aquifer and loss of our groundwater station. Northumbrian Water have the ongoing responsibility for managing this aquifer water source and therefore need continued access for maintenance and regulatory CCTV inspections. From our observations of the planning portal we cannot see that the Environment Agency have yet responded to this application, and therefore we feel it is essential that they are provided with the opportunity to review the plans prior to any decisions being made.

In addition, the applicant should be aware that the access to our water treatment works needs to be open and available for our use at all times and therefore any visiting traffic should be appropriately managed to ensure that the access is maintained. Our water treatment works is an operational site which regularly has deliveries of chemicals, inspections and other associated operational nuisances which are largely unplanned. We also have a number of assets located in close proximity to the site, predominantly within the highways and the front access track, which will need to remain unobstructed at all times for maintenance and operational purposes.

Historic England Advice - Dalton Pumping Station is a fine example of its type, inwardly showing the engineering skill and scale of the the Victorian period and externally displaying the architectural pride and finesse that was applied to what was, when it was built in 1873-9, a landmark of urban progress, namely the delivery of clean water to a rapidly growing city such as Sunderland. It's architectural quality and its partial retention of rare Cornish non-rotative beam engines earns the building grade II* listed status.

Large historic infrastructure structures such as the Dalton Pumping Station are impressive but often costly to maintain and difficult to re-use especially where historic machinery survives. Dalton has suffered in this respect and a sensitive proposal for re-use of the whole building and its grounds is to be welcomed.

Overall this proposal offers such a sensitive use. As a wedding venue it fits better with the large open spaces of the former boiler house than previous residential proposals and the ceremonial space uses the engineering and decorative qualities of the main tower to create a unique venue experience, adding value and access to the heritage of the building. The ceremonial space would preclude the restoration of a working pumping station but is ultimately reversible should this ever become a possibility.

Externally the rendered extensions are crude in comparison to the parent building but sufficiently small or set down to be subservient and not overly detract. Ideally better facing materials could be used to soften their impact. The grounds of the pumping station had once an aspect of a formal garden as well as practical uses, this past could be used to inform any landscape and planting.

To summarise Historic England welcomes the proposal as offering a sensitive use for a building that is in need of one. This reflects the National Planning Policy Framework

paragraph 193 which asks that great weight be given to conservation of heritage assets and paragraph 192 which asks that the positives of sensitive re-use and sustaining heritage into the future is considered when determining planning applications.

Recommendation

Historic England supports the application on heritage grounds. Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Parish Council - Overall, the parish council are pleased to see the retention of a heritage asset and preservation of a historic building that would have an uncertain future, otherwise.

We would however wish to make the following points for consideration:

Building Regulations

The parish council noted that the plans showed male, female and disabled toilet facilities - but no baby change facility which we feel ought to be given consideration in line with building regulations M1/M3 (paragraph 5.5) which stipulates that wheelchair-accessible unisex toilets should not be used for baby changing.

Transport and Highways concerns

The transport statement states that a total of 50 spaces plus minibus spaces can allocate 10 staff car parking spaces on site in additional to the requirement for guest parking, however, the parish council are concerned that 50 spaces will be insufficient by the time you factor in other staffing (potentially bar, kitchen, DJ, events, coaches). We feel that serious consideration needs to be given as to where an overflow car park can be located.

We feel it is extremely important that traffic is no way allowed to be displaced onto the B1432. The B1432 is a long single-carriageway with relatively good sight lines at the pump house location, however it is a fast road. According to our records there have been two serious crashes in the near vicinity of the pump house within the last five years. As we know - near misses and minor collisions are unrecorded but we are aware that some have occurred. We are of the view that any vehicles displaced from the pumping station or those who choose to park here, either to attend an event or indeed to collect/taxi people to and from the location would present a danger to visitors and other road users and would suggest that the highways consider an appropriate scheme of signage and traffic regulation to prevent such occurrences that could occur. Our concerns being:

- o parking at a junction (in terms of the new access and retained access) which could increase risk to the safety of other road users;
- o parking in a location, other than a junction, which increase the risk to the safety of other road users;
- o parking close to facilities with disregard for safety;
- o parking on a footway/verge which increases the risk to the safety of pedestrians;
- and
- o parking outside the venue obstructing/creating unnecessary hazards in relation to the bus stops located north west bound and south east bound on the carriageway.

For example, a 'no stopping on the carriageway at any time' restriction (except for buses) outside the venue, as well as kerb markings for 'no loading/unloading at any time' be a viable solution as opposed to double-yellow lines (which prevents parking, but allows for loading/unloading and parking by blue badge holders).

The bus stop on the southbound carriageway appears to be at the exact location of the new access. It is currently a narrow strip of grass adjacent to the boundary fence of the venue. There is not a proper footpath and it is not wheelchair accessible. If the new vehicle access is approved, presumably the bus stop will be relocated further along the carriageway. It is important that the new bus stop is safe and accessible with footpath access from the venue. This will require the removal of the grass verge outside the venue to allow space for a full width footpath.

Noise concerns

We share concerns expressed by local residents regarding noise and accept that these may be dealt with by way of a management plan, however, we would wish to see any noise mitigated by way of condition, for example that soundproofing and double-glazing are used and that the entrances and areas of potential congregation outdoors is moved away from residential homes.

Whilst we appreciate that setting of fireworks on private land cannot be controlled by licence or by way of a condition to this planning application, the Parish Council would request that the applicant give serious consideration in not allowing fireworks at this location and perhaps this could be incorporated into a management plan. There are a number of farms and small holdings within the near vicinity and we feel the use of fireworks would be detrimental to any livestock, horses and the wildlife in this area which is semi-rural in nature.

NEIGHBOUR AND PUBLIC COMMENTS

Following the public consultation exercise which included neighbour notification letters, site note and press adverts, the application received 1 letter of support and 2 which raised the following comments:

- increased traffic on a 60mph road
- Noise disturbance from people outside, and arriving and leaving
- Parking on the 60mph when the car park is full (we have enough difficulty entering and exiting our home safely due to parking on the roadside prior to these proposed plans)
- Use of fireworks (We already have problems with fireworks without the additional being used)
- Potential disturbance from rowdy guests
- Traffic related issues of the main road
- Animal safety

Public Responses

Number of Original Neighbour Consultations	33
Total Numbers of comments received	3
Total Number of Objections	0
Total Number of Support	1
Total Number of Representations	2

PLANNING CONSIDERATION AND ASSESSMENT

PLANNING CONSIDERATION AND ASSESSMENT

MATERIAL CONSIDERATIONS

As identified in Section 38(6) of the Planning and Compulsory Purchase Act 2004 the key consideration in the determination of a planning application is the development plan. Applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

PRINCIPLE OF DEVELOPMENT

The application site is located within the designated Countryside as such the following policies are relevant in the consideration of the principle of the development:

Policy 7 (Visitor Attractions) gives recognition to the value of visitor attractions to the economy. Attractions should be located in sustainable and accessible locations, or locations which can be made so, and the development should be appropriate to the site's location in terms of scale, design, layout and materials. In this regard the proposal is sustainably accessible by public transport (albeit it is recognised by the nature of the proposal it is unlikely that public transport will be utilised by visitors), and given the nature of the proposal considered to be an appropriate destination use in this location that will result in wider benefits to the local economy.

Policy 10 (Development in the Countryside) states that "Development in the countryside will not be permitted unless allowed for by specific policies in the Plan(56), relevant policies within an adopted neighbourhood plan relating to the application site or where the proposal relates to one or more of the following exceptions" Exception (h) of Policy 10 is considered to be the most relevant in relation to this proposal and states that development of existing building will be supported where "the change of use of an existing building or structure which:

1. already makes a positive contribution to the character and appearance of the area and is capable of conversion without complete or substantial rebuilding, disproportionate extension or unsympathetic alterations;
2. results in an enhancement of the building's immediate setting;
3. does not result in the unjustified loss of a community service or facility; and
4. in the case of a heritage asset, represents the optimal viable use of that asset consistent with their conservation."

In this regard it is considered that the change of use will ensure the protection and refurbishment of this historic building contributing positively to the character and appearance of the area, and will not result in the loss of any existing community services and whilst maintaining the historic assets (assessed in detail below).

It is therefore considered that the principle of the proposed use is acceptable in accordance with Policy 7 and 10 as it will bring in a visitor attraction in a sustainable location that will provide a benefit to the local economy and will ensure the redevelopment and long term viability of a historic asset that will preserve and enhance the character and appearance of the area.

IMPACT ON THE DESIGNATED & NON-DESIGNATED HERITAGE ASSETS

Section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ensures that decision makers have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Policy 44 (Historic Environment) of the County Durham Plan states "Development proposals should contribute positively to the built and historic environment and should seek opportunities to enhance and, where appropriate, better reveal the significance and understanding of heritage assets whilst improving access where appropriate." and where the proposal involves a listed building should "respect for the historic form, setting, fabric, materials, detailing, and, any other aspects including curtilage, which contribute to the significance of the building or structure; and the retention of the character and special interest of buildings when considering alternative viable uses".

Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 195 of the NPPF states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

In regard to the policies within the Local Plan and National Guidance it is noted that the site has been the subject of various planning consents which have failed to come to fruition, and as a result over recent years the building has suffered physical deterioration, vandalism and damage. It is considered that this proposal represents an opportunity to

repurpose the building and open it up to a wide and regular audience whilst securing the historic fabric for the future. The intended use allows for the spaces within the building to be retained as intended, historic features to be repaired, retained and interpreted as well as critically avoiding harmful subdivision.

This view has been supported by the comments of the English Heritage and the Council's Design and Conservation team.

Therefore, in consideration of the above guidance and policy consideration it is considered that the proposal is acceptable in heritage terms and complies with Policy 44 of the County Durham Plan and section 16 of the NPPF.

IMPACT ON THE CHARACTER AND APPEARANCE OF THE STREETSCENE

Policy 29 (Sustainable Design) of the County Durham Plan requires all development proposals to achieve well designed buildings and places having regard to SPD advice and sets out 18 elements for development to be considered acceptable, including: making positive contribution to areas character, identity etc.; adaptable buildings; minimising greenhouse gas emissions and use of non-renewable resources; providing high standards of amenity and privacy; contributing to healthy neighbourhoods; and suitable landscape proposals.

The proposal primarily involves the refurbishment and restoration of the historic pumphouse building, along with some relatively minor new build additions, hard and soft landscaping and new access. It is noted that the additions to the building are simple in their design and lack any of the refinements and character of the host building, however, this is intentional in order to be presented in true contrast to the historic buildings so as not to create a pastiche extensions that would detract from the original form of the building. The service additions including toilets, kitchen space and storage are little more than box additions, these are however located in unobtrusive locations concealed from principal views protecting the historical character of the building.

The proposal includes the creation of a car park, which the applicant has stated will be constructed from Grasscrete to maintain the green and open appearance of the site as present and this can be secured through a planning condition.

It is therefore considered that the proposal will result in having a positive impact on the character and appearance of the area through the sympathetic refurbishment of the building and the associated works in accordance with Policy 29 of the CDP.

AMENITY AND PRIVACY OF NEIGHBOURING LAND USERS

Policy 31 (Amenity and Pollution) sets out that development will be permitted where it can be demonstrated that there will be no unacceptable impact, either individually or cumulatively, on health, living or working conditions or the natural environment and that they can be integrated effectively with any existing business and community facilities. Development will not be permitted where inappropriate odours, noise, vibration and other sources of pollution cannot be suitably mitigated against, as well as where light pollution is not suitably minimised. Permission will not be granted for sensitive land uses near to potentially polluting development. Similarly, potentially polluting development will not be permitted near sensitive uses unless the effects can be mitigated.

The application has been considered by the Council's Environmental Health team who have commented that the development will be noise and light generating as well as odour generating. The development will see the introduction of a venue playing amplified music, live and recorded; there will also be a commercial kitchen with extraction leading to the further potential for noise and odour escape; in addition there is the potential for noise from vehicles both attending events and deliveries/servicing, as well as vocalisation of patrons themselves, particularly likely when gathering in the outside areas; external lighting will also be incorporated for events

The Council's Env. Health Officer has stated that the submitted noise assessment fails to take account of the external noise generating factors and recommends that a further noise assessment is submitted to provide these details and any mitigation measure that maybe required. As such it is considered that the proposal would be acceptable subject to conditions requiring the submission of a noise management plan and an enhanced noise assessment prior to the commencement of the development.

Due to the separation distance (18m from car park to nearest dwelling) and existing landscaping it is not considered that the proposal will result in the significant loss of residential privacy to the surrounding residential properties.

The application is therefore considered acceptable in terms of Policy 29 and 31 of the County Durham Plan

HIGHWAYS SAFETY AND PARKING

Policy 21 (Delivering Sustainable Transport) of the CDP requires all development to deliver sustainable transport by: delivering, accommodating and facilitating investment in sustainable modes of transport; providing appropriate, well designed, permeable and direct routes for all modes of transport; ensuring that any vehicular traffic generated by new development can be safely accommodated; creating new or improvements to existing routes and assessing potential increase in risk resulting from new development in vicinity of level crossings. Development should have regard to Parking and Accessibility Supplementary Planning Document.

The application proposes to introduce a new access point for the development to the South of the existing access point to alleviate potential disturbance to the adjacent neighbouring dwelling and to allow for an enhanced access and visibility sightlines, along with an enhanced car park to serve the venue.

The Council's Highway Engineers have assessed the proposal and concluded that the stated travel demand can be accommodated at the development by the proposed car park and that the access is acceptable in highway safety regards. As such the Council's Highway Engineers have no objections to the scheme.

Following concerns from neighbours and the Parish Council following the consultation phases in relation to highway safety concerns and the need for enhanced parking restrictions and signage on the main road to the front; this was forwarded the Council Highway section for consideration, to which they provided the following comments " I am satisfied that parking provision is adequate for the development for the demand as set out in the transport statement.

The assessment looks at travel demand for 120 daytime guests plus 10 staff and 200 evening guests. For such venues it would be normal for a high proportion of guests to use

taxis mini bus ,etc. and for those driving to have multiple car occupancy. This is certainly the case with other similar venues.

I'm not clear as to what records the Parish Council have access to regarding RTA's but the official Stats 19 Police record shows one cyclist accident where the cyclist has lost control at speed when mounting a footway. I have no concerns regarding the road safety history of this road and see no reason why the change of use would affect the road safety record.

I agree it is undesirable that drivers park off site onto the B1432 but I feel this is an unlikely occurrence given the level of parking provision. I do not agree that traffic regulation is required as there is no evidence that any of the parking activities listed by the Parish Council will actually arise."

Therefore it is considered that the proposal is acceptable in regards to parking and highway safety in accordance with Policy 21 of the County Durham Plan.

LANDSCAPING

The site lies in the East Durham Limestone Plateau County Character Area which forms part of the larger Durham Magnesian Limestone Plateau National Character Area (NCA 15). It lies in the Urban Broad Character Area (16a) which belongs to the Coastal Limestone Plateau Broad Landscape Type. The site is also within Industrial & retail estates Sub Type (Urban Local Landscape Type).

The site is not in an area covered by any national or local landscape designations, Tree Preservation Order (TPO) or in an area identified in the County Durham Plan as an Area of High Landscape Value (AHLV).

The site is listed by Durham County Council as a Park, Garden and Designed Landscape of Local Interest

Policy 39 (Landscape) of the CDP is applicable in the context of potential harm to the character of the landscape of the site and surrounding landscape. The policy also has expectations for landscape and visual mitigation as appropriate.

Policy 40 (Trees, Woodlands and Hedges) of the CDP is applicable to potential loss of mature trees to accommodate the building and the proposed driveways and parking.

The Council's Landscape team have assessed the proposal and concluded that the proposal would not be contrary to the above policies and would not impact the visual appearance and character of the landscape, subject to enhanced landscaping secured through a planning condition.

Other material considerations

It is considered that matters relating to contaminated land, Ecology and ground water protection are acceptable in line with the comments of the technical consultee subject to the conditions as requested.

CONCLUSION

Therefore, in consideration of the above guidance and policy consideration it is considered that the proposal is acceptable in line with Policy 7, 10, 21, 28, 29, 30, 39, 40, 43 and 44

of the County Durham Plan, section 12, 15 and 16 of the NPPF and therefore an acceptable form of development subject to conditions

RECOMMENDATION AND CONDITIONS

Approved subject to the following conditions

1. The development 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 approved plans listed in Part 3 - Approved Plans.

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with Policy(ies) 7, 9 10. 21, 28, 29, 30, 39, 40, 43 and 44 of the County Durham Plan and Parts 12, 15 and 16 of the National Planning Policy Framework.

3. The development hereby permitted shall not commence until such time as a scheme to secure the protection of licensed and un-licensed sources of water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved. Any such scheme should include a maintenance programme of the facilities to be provided. The scheme should include:

- Sewage pipe work specifications in SPZ1
- Pollution prevention at developments in SPZ1
- Drainage details

The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme, or any changes as may subsequently be agreed, in writing, by the local planning authority.

Reasons: To ensure that the proposed development does not harm the water environment in line with paragraph 170 of the National Planning Policy Framework and Position Statements G8 (sewerage pipework within SPZ1) and G13 (sustainable drainage systems) of the 'The Environment Agency's approach to groundwater protection'.

The proposed development is within a historic pump house containing a large diameter well/shaft into the Magnesian Limestone principal aquifer. The development also sits within SPZ 1 of an active public water supply. As such, it is of the highest priority that groundwater protection measures are robust. A scheme is required to detail the protection measures (including maintenance schedule) for the well to ensure any pollution risks are minimised. Given the risks to the well, it may be appropriate to consider decommissioning of the structure following best practice. Also, as the development sits within SPZ1, sustainable drainage systems may not

be appropriate for the proposed car parking areas. A hydrogeological risk assessment should be undertaken for any proposed sustainable drainage system to ensure that the system does not pose an unacceptable risk to groundwater resources.

4. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A site investigation scheme, based on the submitted Phase 1: Desk Study (S200407) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.

5. Prior to any part of the permitted development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 170 of the National Planning Policy Framework.

6. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously

7. Notwithstanding any details of materials submitted with the application no development shall commence until details and samples of all external materials, joinery details for all new doors, windows and the orangery, details of new glazing to retained windows and full construction details for the new steel staircase to the function space have been submitted to and approved in writing by the Local Planning Authority. 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 29 of the County Durham Plan and Part 12 of the National Planning Policy Framework.

8. Prior to the commencement of the uses hereby approved a Noise Management Plan shall be submitted in writing to the local planning authority for their written approval.

The Noise Management Plan, shall identify how noise and disturbance to local residents resulting from the development hereby approved will be mitigated, this shall include (but not be limited to) the following:

- i. The name(s) of an on-site supervisor responsible for liaison with local residents;
- ii. The control and use of outside areas;
- iii. The control of noise break out from the site;
- iv. Access and egress to and from the site;
- v. Recording of complaints and response to those complaints;
- vi. Deliveries and collections to and from the site;
- vii. Policy details in relation to no fireworks, or chinese lanterns to be used
- viii. Any other matters that are reasonably required by the local planning authority.

The approved Noise Management Plan shall thereafter be followed and/or implemented at all times during the demolition and construction of the development.

Reason: To protect the residential amenity of existing residents from the development in accordance with Policy 29 and 31 of the County Durham Plan and Part 15 of the National Planning Policy Framework. Required to be pre commencement to ensure that the whole construction phase is undertaken in an acceptable way.

9. Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the development hereby permitted being brought into use. The detail provided shall demonstrate adherence to the ILP guidance notes for the reduction of intrusive light. The external lighting shall be erected and maintained in accordance with the approved details thereafter.

Reason: In order to minimise light spillage and glare, in accordance with Policy 31 of the County Durham Plan and Local Plan and Part 15 of the National Planning Policy Framework.

10. Notwithstanding the submitted information, prior to the first occupation of the development hereby approved, a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall include the following:

- Any trees, hedges and shrubs scheduled for retention, including method of protection.
- Details soft landscaping including planting species, sizes, layout, densities, numbers.
- Details of planting procedures and/or specification.
- Finished topsoil levels and depths.
- Details of temporary topsoil and subsoil storage provision.
- The timeframe for implementation of the landscaping scheme.
- The establishment maintenance regime, including the replacement of vegetation which die, fail to flourish within a period of 5 years from planting.
- A plan showing the public/structural landscaping and private/in-curtilage landscaping.
- Full details of the management, maintenance and accessibility of all areas of open space in perpetuity.

The approved landscaping scheme shall thereafter be undertaken in accordance with the approved details and timeframes.

Reason: In the interests of the visual amenity of the area and to comply with Policy 29 of the County Durham Plan and Parts 12 and 15 of the National Planning Policy Framework.

11. The wedding / function venue premises shall not be open to customers outside the hours of 0800 to 0000 on any day of the week and the retail bridal unit shall not be open to customers outside the hours of 0800 to 1800 on any day of the week.

Reason: In the interests of the residential amenity of surrounding properties in accordance with Policy 31 of the County Durham Plan and Part 15 of the National Planning Policy Framework.

12. Prior to the commencement of the development hereby approved a detailed noise impact assessment, compliant with the methodology stated in BS 4142: 2014+A1: 2019, shall be submitted to and agreed in writing by the Local Planning Authority demonstrating:

- the noise rating level from proposed commercial noise sources (including vehicle noise). Should the assessment demonstrate that the rating level of existing commercial operations/fixed plant be more than 5dB LAeq (1 hour) (07.00-23.00) and 0dB LAeq (15 mins) (23.00-07.00) above the background noise level (LA90) at noise sensitive receptors, then a scheme of sound attenuation measures must be proposed.

- that a noise level of NR20 or less shall be achieved in the habitable rooms of the nearest affected sensitive receptor, in relation to entertainment noise. (Calculations should be carried out with the appropriate correction for an open window).

Reason: To ensure that the proposal does not create an unacceptable level of harm to the residential amenity of nearby residents in accordance with Policy 29 and 31 of the County Durham Plan

13. Prior to the first use of the development hereby approved details of the type of food that will be prepared and a scheme to control the emission of fumes and smell from the premises shall be submitted to and approved in writing by the Local Planning

Authority. All equipment detailed as part of the approved scheme shall be installed and operational prior to the development being brought into use and thereafter be retained, operated and maintained in accordance with the approved details so long as the use continues.

Reason: In the interest of the amenities of neighbouring properties in accordance with Policy 31 of the County Durham Plan and Part 15 of the National Planning Policy Framework.

14. The development hereby approved shall be carried out in complete accordance with the Ecological Mitigation measures as detailed in section 8 of the submitted 'Bat Survey Report' (dated 12 October 2020) received by the Local Planning Authority on the 2nd December 2020.

Reason - To ensure that the proposal adequately provides appropriate mitigation measure for the Ecological enhancement of the site in accordance with Policy 41 of the County Durham Plan.

15. All planting, seeding or turfing and habitat creation in the approved details of the landscaping scheme shall be carried out in the first available planting season following the practical completion of the development.

No tree shall be felled or hedge removed until the removal/felling is shown to comply with legislation protecting nesting birds and roosting bats.

Any approved replacement tree or hedge planting shall be carried out within 12 months of felling and removals of existing trees and hedges.

Any trees or plants which die, fail to flourish or are removed within a period of 5 years from the substantial completion of the development shall be replaced in the next planting season with others of similar size and species.

Replacements will be subject to the same conditions.

Reason: In the interests of the visual amenity of the area and to comply with Policy 29 of the County Durham Plan and Part 12 of the National Planning Policy Framework.

16. The retail unit and office use(s) hereby approved shall remain ancillary to the principal use of the premises at all times, and the retail unit shall be limited to the use as a bridal shop only.

Reason: To ensure protect the vitality and viability of the nearby designated retail centres and to protect the residential amenity of nearby residents in accordance with Policy 9 and 29 of the County Durham Plan.

STATEMENT OF PROACTIVE ENGAGEMENT

In accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority 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.

ADDITIONAL MATTERS

- 1 If unforeseen contamination is encountered, the Local Planning Authority shall be notified in writing immediately. Operations on the affected part of the site shall cease until an investigation and risk assessment, and if necessary a remediation strategy is carried out in accordance with the YALPAG guidance and agreed with the Local Planning Authority. The development shall be completed in accordance with any amended specification of works.

- 2 **Formation of New Access to Highway**

The approved plans involve the creation of a new access to the public highway. A permit under Section 184(3) of the Highways Act 1980 should be obtained to carry out this work. You should contact the Highways Action Line to discuss this matter (telephone 03000 261 000).

- 3 **Listed Building Consent also Required**

The approved proposal involves work which requires Listed Building Consent in addition to Planning Permission. Unless already done so, an application should be made for this Consent. The necessary forms are available from the Council's Planning Division, or online at www.planningportal.gov.uk. It is a criminal offence to carry out any works requiring Listed Building Consent without first obtaining such permission or failing to comply with any conditions which may be attached.

- 4 **Bats, Nesting Birds and Trees**

Bats and nesting birds are protected under the Wildlife and Countryside Act (1981) and the Conservation (Natural Habitats) Regulations (2007). It is an offence to deliberately capture, injure, disturb or kill bats or damage or destroy a roost or habitat. Therefore close inspection of trees should be undertaken for bats and their roosts, and nests prior to the commencement of any works. This should include any crevices, holes or cracks, especially trunks on large and old trees. If bird nests are evident works to trees should be avoided during the bird nesting season (March-September). If bats are found work should cease until advice has been obtained from Natural England who can be contacted on 0191 2295500. Information and advice is also available from the National Bat helpline on 0845 1300228.

- 5 **Be A Considerate Developer**

In order to minimise any disturbance to adjoining or nearby properties, it is recommended that:-

Site works (including deliveries and temporary site generators) are only be carried out during the following hours:

Monday - Friday (08:00 to 18:00 hours)

Saturday (09:00 to 14:00 hours)

Sunday and Bank Holiday (Noisy work audible at site boundary should be avoided).

All noisy plant, vehicles, equipment and machinery used in connection with site development activities are properly operated, used and maintained so as to control and minimise noise and dust emissions. Where necessary and practicable, they should be fitted with suitable silencers or enclosed to reduce noise levels.

6 Coal Authority Standing Advice

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2021 until 31st December 2022

SIGN OFF

Case Officer E Signature Leigh Dalby	12.02.21
Authorising Officer E Signature Alan Dobie	12.02.21