

Town and Country Planning Act 1990 (As amended).

4/21/2198/0F1

NOTICE OF GRANT OF PLANNING PERMISSION

Central Square South
Orchard Street
Newcastle Upon Tyne
NE1 3AZ
FAO: Amy Hordon

**VARIATION OF CONDITIONS 22 AND 23 OF PLANNING APPROVAL 4/12/2407/0F1 NEW
OFFICE ACCOMMODATION OF 3 AND 4 STOREYS WITH ASSOCIATED ACCESS WORKS,
DISABLED PARKING PROVISION, LANDSCAPING AND SERVICING
ALBION SQUARE ONE AND TWO, ALBION SQUARE, WHITEHAVEN**

NDAPL

The above application dated 06/05/2021 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

1. –
2. Permission shall relate to the following plans and documents and development shall be carried out in accordance with them:-

Original Planning Application 4/12/2407/0F1

Location plan, scale 1:1250, drawing number P(01)00

Site Layout and block plan, scale 1:500, drawing number P(01)02

Proposed ground floor plan and indicative landscaping design, scale 1:200, drawing number P(02)00 Rev A

Proposed first floor plan, scale 1:200, drawing number P(02)01

Proposed second floor plan, scale 1:200, drawing number P(02)02

Proposed third floor plan, scale 1:200, drawing number P(02)03

Proposed roof plan, scale 1:200, drawing number P(02)04

North building proposed ground floor plan (level 00), scale 1:100, drawing number P(02)10 Rev A

North building proposed first floor plan (level 01), scale 1:100, drawing number

P(02)11

North building proposed second floor plan (level 02), scale 1:100, drawing number

P(02)12

North building proposed third floor plan (level 03), scale 1:100, drawing number

P(02)13

North building proposed roof plan (level 04), scale 1:100, drawing number P(02)14

South building proposed ground floor plan (level 00), scale 1:100, drawing number

P(02)20

South building proposed first floor plan (level 01), scale 1:100, drawing number

P(02)21

South building proposed second floor plan (level 02), scale 1:100, drawing number

P(02)22

South building proposed third floor plan (level 03), scale 1:100, drawing number

P(02)23

South building proposed roof plan (level 04), scale 1:100, drawing number P(02)24

Context Elevations proposed east and west, scale 1:200, drawing number P(03)00

Context Elevations proposed north and south, scale 1:200, drawing number P(03)01

North building proposed east and west elevations, scale 1:100, drawing number

P(03)10 Rev A

North building proposed north and south elevations, scale 1:100, drawing number

P(03)11 Rev B

South building proposed east and west elevations, scale 1:100, drawing number

P(03)20 Rev A

South building proposed north and south elevations, scale 1:100, drawing number

P(03)21 Rev A

Proposed bike and refuse stores – south side, scale 1:50, drawing number P(03)35

Rev A

Proposed refuse store – north side, scale 1:50, drawing number P(03)36 Rev A

Proposed plant screen elevation, scale 1:50, drawing number P(03)40

Proposed section north building sections 1 and 2, scale 1:100, drawing number

P(04)10

Proposed section south building sections 1 and 2, scale 1:100, drawing number

P(04)11

Proposed facade section – typical east elevation, scale 1: , drawing number P(04)12

Proposed facade section details – north building east elevation, scale 1: , drawing number D(21)09

External wall/roof details, scale 1:5, drawing number D(21)09

Proposed landscape treatment – north site, scale 1:100, drawing number P(90)10

Proposed landscape treatment – south site, scale 1:100, drawing number P(90)20

Interim Travel Plan, reference A075056/GW2 compiled by White Young Green, dated August 2012

Transport Assessment, reference A07505/GW1 compiled by White Young Green, dated August 2012

Supplementary Ground Investigation Report, reference A075852 compiled by White Young Green, dated July 2012

Drainage Statement, reference A075056/DSR compiled by White Young Green, dated August 2012

Remediation and Mitigation Strategy, reference A075852 compiled by White Young Green, dated July 2012

Renewable Energy Feasibility Report, reference A075056 compiled by White Young Green, dated July 2012

Wildlife Survey, reference A50612Cc compiled by Thurston Watson Ecology Consulting Ltd dated June 2012

Flood Risk Assessment, reference A075056 compiled by White Young Green, dated August 2012

Planning Statement compiled by MJN Associates, dated August 2012

Design and Access Statement compiled by Hurd Rolland, dated 23 August 2012

S73 Application

S73 Application Covering Letter, by Amy Hordon, Senior Planner, Avison Young UK, dated 31 March 2021 (amended 22 April 2021), received 6 May 2021.

S73 Statement, letter by Amy Hordon, Senior Planner, Avison Young UK, dated 28 April 2021, received 6 May 2021.

Site Location Plan by Promap, scale 1:1250, received 6 May 2021.

Reason

To conform to the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. –

4. –

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11. The development shall implement all of the mitigation and compensation measures set out in the Wildlife Survey, prepared by Thurston Watson Ecology Consultancy Ltd, June 2012 including the installation of two bat tube on the southern elevation of the south building at a minimum of 4 metres above ground level and the installation

of a bat box on the western elevation stone chimney at a minimum of 5 metres above ground level. The approved compensation measures shall be maintained at all times thereafter.

Reasons

To protect the ecological interests evident on the site.

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22. Within six months of the date of this planning permission a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority, implementation and monitoring of the Plan as approved shall be undertaken thereafter.

. Reason

To aid in the delivery of sustainable transport objectives.

23. Within eighteen months of the Travel Plan being approved, and at twelve monthly intervals thereafter for a period of five years, a Report reviewing the effectiveness of the Travel Plan including any necessary amendments or measures shall be submitted to and approved in writing by the Local Planning Authority and implemented as approved.

Reason

To aid in the delivery of sustainable transport objectives.

24. –

25. All off street car parking shall be in accordance with the provisions approved under planning application reference 4/12/2407/0F1. The approved parking shall be kept for those purposes Monday to Friday between the hours of 0700 and 1900 and shall not be removed or altered without the prior consent of the Local Planning Authority.

Reason

To ensure that adequate parking facilities are provided to serve the development in the interests of highway safety.

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice



PP Pat Graham
Chief Executive

09th August 2021

APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.