

**FIRST SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**20<sup>th</sup> June 2023**

**Agenda Item 5**

**Application Ref. 23/00192/DEEM3**

**Land to the south of Liverpool Rd, Newcastle**

The main agenda report sets out details of the proposed number of parking spaces and a breakdown of accessible spaces, spaces with electric vehicle (EV) charging points and motorcycle spaces. Those figures have been revised so that 471 parking spaces, 22 accessible spaces (all to have EV charging points), 39 standard EV charging bays and 18 motor cycle spaces are proposed.

It has also been qualified that the northern core is now escape only.

Since the publication of the main agenda report the further comments of the **Highway Authority** have been received. They have no objections subject to conditions regarding access, pedestrian visibility splays, parking and circulation routes, off-site highway works, signage scheme, boundary treatments, piled foundations, Construction Environmental Management Plan and works exclusion zone adjacent the pedestrian underpass. A contribution of £50,000 is sought towards improvement of pedestrian/cycle infrastructure within Corporation Street/ Merrial Street between the site and A34 Rycroft which forms part of the 'Newcastle Town Deal Cycle Route Improvement scheme' to encourage means of active travel to and from the site.

Further comments have been received from the **Lead Local Flood Authority (LLFA)**. They state that notwithstanding that a revised version of the formerly submitted technical note has been submitted, insufficient information has been submitted to demonstrate that an acceptable drainage strategy is proposed. A CCTV investigation is requested demonstrating connectivity of the existing drainage system to the surface water culvert and that the existing connection is in good condition. A pre-development response from Severn Trent Water is also requested confirming that the point and rate of connection proposed in the application is acceptable.

A further **representation** has been received regarding the need for an Environmental Impact Assessment.

Officers Comments

Regarding the comments of the Highway Authority, the recommendation in the main agenda report already includes a requirement for a Section 106 obligation of £50,000. Subject to the recommended conditions, it is considered that there would be no impact on highway safety.

The need for an Environmental Impact Assessment has been considered in the main agenda report and it is not considered necessary to comment further now.

Regarding the issue of drainage, it is anticipated that the requested information will be received in advance of the meeting of the Planning Committee.

**Recommendation amended as follows;**

**A. Subject to the applicant first entering into a Section 106 obligation by the 28th July 2023 to secure £50,000 towards improvement of pedestrian/cycle infrastructure,**

**PERMIT the application subject to conditions relating to the following matters:-**

- 1. Standard time limit for commencement of development**

2. **Approved plans**
3. **Automatic Number Plate Recognition (ANPR)/Barrierless system access**
4. **Pedestrian visibility splays**
5. **Parking and circulation routes**
6. **Off-site highway works**
7. **Signage scheme**
8. **Boundary treatments**
9. **Piled foundations**
10. **Construction Environmental Management Plan**
11. **Works exclusion zone adjacent the pedestrian underpass**
12. **Construction environmental management plan**
13. **Details of piling**
14. **Noise from plant and machinery**
15. **Scheme to deter anti-social behaviour**
16. **Lighting**
17. **Landscaping scheme**
18. **Detailed drainage design**
19. **Material samples**
20. **Construction hours**

**B. Should the matters referred to in (A) above not be secured within the above period, then the Head of Planning be given delegated authority to refuse the application on the grounds that without such matters being secured the development would fail to secure sustainable development objectives, or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.**