

**SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**29 April 2025**

**Agenda Item 7**

**Application Ref. 24/00840/FUL**

**Former Civic Offices, Newcastle**

Further comments have been received from **Staffordshire and Stoke-on-Trent Integrated Care Board** advising that a revised financial contribution of £96,755 is required to be targeted towards supporting the future development/adaptation/expansion of premises within the Newcastle Central and Newcastle South PCNs (Primary Care Networks).

Notwithstanding the conclusions set out in the agenda report regarding the applicant's viability case and the inability of the scheme to meet the requisite planning obligations, the applicant has agreed to pay the £10,000 requested by the Highway Authority towards the amendment of the Traffic Regulation Order on Corporation Street.

The recommendation is therefore amended as follows:

**(A) Subject to the applicant entering into a Section 106 obligation by 6 June 2025 to secure a financial contribution of £10,000 towards the amendment of the Traffic Regulation Order on Corporation Street,**

**Permit, subject to conditions relating to the following matters: -**

- 1. Standard time limit for commencement of development**
- 2. Approved plans**
- 3. Off-site highway works**
- 4. Cycle parking**
- 5. Submission of a Traffic Management Plan**
- 6. Reinstatement of redundant vehicle access**
- 7. Servicing Management Plan**
- 8. Construction Environmental Management Plan**
- 9. Travel Plan**
- 10. Noise attenuation scheme**
- 11. Contaminated land**
- 12. Lighting**
- 13. Landscaping scheme**
- 14. Detailed drainage design**
- 15. Material samples**
- 16. Boundary treatments**
- 17. Construction hours**

**(B) Should the Section 106 obligation 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 be acceptable in planning terms; or, if he considers it appropriate, to extend the period of time within which the obligations can be secured.**