

**SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**7th October 2025**

**Agenda Item 4**

**Application Ref. 25/00349/FUL**

**Former site of the Zanzibar, Marsh Parade, Newcastle**

Since the publication of the main agenda report, additional comments have been received from the **Environmental Health Team (EH)**.

The EH team note that the consultant has made an appropriate assessment of entertainment noise from The Rigger which recommends noise mitigation measures designed so as to not to exceed NR15 within the development upon facades which may be affected by entertainment noise from the Rigger. This is consistent with the approach applied to the Marsh Box and given that no complaints have been received from the residents of the Marsh Box, it can be concluded that this approach was successful.

As such, no objections are raised to the proposal subject to conditions regarding compliance with the Noise Impact Assessment, maximum noise levels, details of mechanical ventilation systems and non-opening windows.

Officer's comments

Officers consider that the proposed conditions add clarity to the safeguarding measures to be used for future occupants of the site and are considered to be reasonable and appropriate in all other respects.

Subject to the conditions recommend by the EH team, Officers maintain their view that the proposal would be acceptable in terms of amenity and would not result in any risk to the music venue known as 'The Rigger'.

Amended Recommendation

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

- 1. Standard time limit for commencement of development**
- 2. Approved plans**
- 3. Materials**
- 4. Boundary treatments**
- 5. Landscaping scheme**
- 6. Cycle parking**
- 7. Access arrangements**
- 8. Construction Environmental Management Plan**
- 9. Noise mitigation**
- 10. Limitation on maximum noise levels**
- 11. Details of mechanical ventilation system to be submitted**
- 12. Windows located on façade type 1 and façade type 2 to be sealed and not be openable**
- 13. Contaminated land**
- 14. Soil Importation**
- 15. Lighting**
- 16. Construction hours**
- 17. Biodiversity Management Plan**
- 18. Affordable Housing**
- 19. Compliance with submitted drainage strategy**
- 20. Additional drainage details**