

IDENTIFICATION TABLE

Client/Project owner	Envision
Project	GIGA 1, Sunderland
Title of Document	Flood Risk Assessment & Drainage Strategy Addendum
Date	05/07/2023
Reference number	GB01T21B34

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1. INTRODUCTION

1.1 Document Role

- 1.1.1 In October 2021, the Council granted full planning permission for the following development (planning permission reference 21/01764/HE4): *“Erection of industrial unit to be used for the manufacture of batteries for vehicles with ancillary office / welfare floorspace and associated infrastructure provision, accesses, parking, drainage and landscaping.”*
- 1.1.2 The approved development consists of a single, three-storey industrial unit which is to house a battery manufacturing facility, comprising of two battery manufacturing areas separated by a central spine of offices. The facility will have an annual maximum production capacity of 9 GWh.
- 1.1.3 Due to operational requirements, the Applicant is now proposing several amendments to the approved facility with respect to health and safety improvements. Accordingly, the Section 73 application seeks to vary Condition 2 attached to planning permission reference 21/01764/HE4 through the substitution of revised plans enclosed with the application.
- 1.1.4 Three full planning applications are also being submitted with respect to the development of a gas governor house, HV substation compound and bulk store canopy which will provide supporting infrastructure and will help facilitate the battery plant development. The location of each of these developments lie within the red line boundary of the battery plant as approved under planning reference 21/01764/HE4.
- 1.1.5 This Note is provided to document the flood-risk implications of the changes. It also identifies other documents relating to the amended scheme which provide flood risk and/or drainage strategy information. A separate report is provided for the three subsidiary applications to document flood-risk assessment and drainage strategy.

1.2 Planning Sequence & Previous Documents

- 1.2.1 All planning references are from Sunderland City Council (SCC) which is the local planning authority (LPA) and also lead local flood authority (LLFA) for the site.
- 1.2.2 Outline planning approval for industrial development of the site was granted in 2020 under application 20/00556/OU4.
- 1.2.3 Detailed planning approval (with conditions) was granted in 2021 under application 21/01764/HE4. The decision notice is appended to this Note. Since then a number of subsidiary applications have been made to discharge various conditions from that approval.
- 1.2.4 The following conditions referred to flood risk and/or drainage management in part or in whole:

- **Condition 5 Flood risk and drainage strategy:** requires a verification report prior to occupation that confirms construction of all sustainable drainage systems as per the approved scheme. Not yet relevant.
- **Condition 9 Construction environmental management plan (CEMP):** requires the contractor to submit a CEMP and for the LPA to approve it prior to construction. Scope includes protection of watercourses. Discharged under application 22/00653/DIS in 2022.
- **Condition 14 Phase 2 Site Investigation and Risk Assessment:** requires a suitable and sufficient ground investigation and Risk Assessment to assess the nature and extent of any contamination on the site and been approved by the LPA. Scope includes ground and surface waters. Discharged under application 22/00662/DIS in 2022.
- **Condition 15 Remediation Scheme:** in response to anything identified under the prior condition. Discharged under application 22/00528/DIS in 2022.

1.2.5 Demolition of West Moor Farm beside the south-west corner of the site was approved under application 21/01330/FUL in 2021.

1.2.6 SYSTRA produced a flood risk assessment and drainage strategy report (the '2021 FRA') in 2021 to inform and support the original planning application. This Note refers to that report where appropriate as part of the review.

1.3 Project Description & Section 73 Changes

1.3.1 The site was described in the 2021 FRA as comprising land from the original extent of IAMP ONE Phase 2 that had not yet been taken up for development, extending into a triangular-shaped plot of agricultural land towards West Moor Farm. The proposed development was wholly contained within the boundaries of IAMP ONE Phase 2, bounded to the east by a new access road (International Drive) serving the IAMP ONE parcels, to the south by the A1290 road and Nissan's factory and by farmland to the north and west. The River Don and Usworth Burn both passed to the north of the site. A series of field-boundary ditches were draining the land.

1.3.2 The project site extent has not altered. The extent of development within the IAMP ONE Phase 2 area remains as it was in 2021 and the surrounding area is unchanged except for the demolition of West Moor Farm which has since taken place.

1.3.3 The original development scheme was documented as a Class B2 industrial unit housing a 9GWh capacity electrode and battery manufacturing facility comprising of two battery manufacturing plants separated by a central spine of offices. The facility was expected to employ approximately 1,000 staff consisting of 150 office staff and 850 shift staff across four shifts. The proposed development was to be set within a landscaped plot, supported by necessary vehicle parking, loading/unloading bays and maneuvering areas.

1.3.4 The Section 73 application proposes to bring forward minor material amendments to planning permission reference 21/01764/HE4 which was granted by the LPA in October 2021. The scope of the amendments sought through this application have been made with respect to health and safety improvements. Full details of the amendments are detailed within the accompanying Design and Access Statement and include:



- Optimised gatehouse to suit health and safety and client operational requirements;
- Revised cycle and motorcycle shelter to improve access and security;
- Reduced car park area to suit British Parking Association Standards;
- Space allocation for HV substation compound increased due to design development and plant requirements;
- Gas Governor house and bulk store canopy 2 included due to new requirements;
- Bulk Store canopy 1 footprint reduced to minimise health and safety risks in association with known on-site storage of material;
- Reduced office footprint to suit client operational requirements;
- Switch rooms relating to providing power to Life Safety equipment to the main facility generally relocated outside of main facility footprint;
- Ancillary plant rooms detached from main building to suit construction phasing and design development;
- Revised water tanks and pump house to accommodate increase in volume demand;
- Overall reduced main factory building footprint due to processes rationalisation and operational requirements;
- Number and location of flue stacks revised due to design development;
- Number and location of stair towers revised due to fire safety requirements;
- Road width and footpaths minimised to reduce hard landscaping;
- Fence lines revised to reflect the 2021 battery plant application, with boundary treatment details having been approved under discharge of conditions application 22/00692/DIS; and
- Plant Room annex height increased to include screening to equipment.

1.3.5 The amended scheme layout is shown on RPS drawing 101 (rev P04) which is appended to this Note. A second image of the amended scheme overlaid on the 2021 approved layout (from RPS's Design and Access Statement, 2023) is also appended for information. This shows only minor differences in the building and access layouts.

1.3.6 The proposed general floor level of the new building is 39.0mOD which is comparable with that designed for the original scheme. The scheme's external levels are also comparable with those designed for the first version.

1.3.7 The design life of the development is taken as greater than 50 years for the purposes of this assessment.

1.4 Related Guidance

1.4.1 The principal planning guidance for flood risk and drainage management is the Flood Risk and Coastal Change section of the Planning Practice Guidance website.

1.4.2 The detailed design guidance relating to drainage comes from the Building Regulations (Section H) and the CiRIA C753 SuDS Manual. Past consultations with SCC's Drainage Officers had identified specific limits to the rate of surface water discharge from the site drainage systems.



2. FLOOD RISK ASSESSMENT

2.1 Flood Information

- 2.1.1 The main flood risks affecting the site were identified in the 2021 FRA as being from fluvial flooding from the River Don or from surface flooding due to the poor drainage characteristics of the land inhibiting rainfall from soaking into the ground.
- 2.1.2 The River Don is throttled at Hylton Bridge when in flood and backs up west of this structure. In severe floods the upstream water level was predicted to rise to over 35mOD. The design flood level (100-year + climate change allowance: Flood Zone 3) was forecast to reach 35.58mOD at the site (Table 1, SYSTRA 2021 report). The 1,000-year flood level (Flood Zone 2) was estimated at 35.89mOD. These figures were derived from a site-specific hydraulic model compiled by JBA Consulting Ltd for the IAMP development.
- 2.1.3 The original scheme's external and floor levels were set above 38mOD and were clearly high enough to sit above the predicted water levels.

2.2 Guidance Changes

- 2.2.1 There has been one material change to the guidance since the original application was approved. This took place in May 2022 and involves the climate-change allowances to be used for fluvial flood risk and for surface drainage design.
- 2.2.2 The hydraulic modelling as recorded in the 2021 FRA used a design-flood climate change allowance of up to 50% (the 'upper end' figure), classing the development as 'highly vulnerable' under Annex 3: *Flood risk vulnerability classification* of the PPG due to the nature of materials being handled on site.
- 2.2.3 Amendments to PPG in 2022 revised the design climate-change allowance to the 'central' figure for development in Flood Zone 2 (as the closest category to Flood Zone 1 in the listings) and introduced new geographical areas as source for allowances (the peak river flow map). The site is split between both the Wear Management Catchment, for which the relevant factor is 25%, and the Tyne Management Catchment, for which the relevant factor is 34%, both from the 2080s epoch.
- 2.2.4 Neither of these factors had been explicitly modelled previously: the original report recorded results for allowances of 20% and 50%, giving flood levels of 35.58 and 35.62mOD respectively. The updated design flood level lies between those two values and is not substantially different from the value used previously.
- 2.2.5 Similar changes apply to the guidance for climate change allowances for rainfall values as part of surface drainage design. A peak rainfall map is now used to identify the prevailing allowances. The upper end allowance applies (for a scheme lifetime to a date prior to 2060) from the 2070s epoch and should be tested at the 3.3% and 1% annual event probabilities.
- 2.2.6 The site is again split between the Wear and Tyne Management Catchments, for which the respective factors for the two return periods are 40 and 45% in both cases. It is

understood however that SCC (as LLFA) is satisfied for the design to rely only on the 40% factor in line with the standard applied to the original approved scheme.

2.3 Revised Flood Risk Assessment

- 2.3.1 The amended scheme clearly sits well above predicted flood levels. The proposed floor level is 39.0mOD and external levels on the access roads and parking areas are mainly above 38mOD. The lowest cover levels on the surface drainage system are just below 37mOD, still clear above the predicted flood levels. The risk of fluvial flooding upon the proposed scheme is therefore unchanged from the level of risk identified for the original scheme with the site classed as Flood Zone 1 for fluvial flooding.
- 2.3.2 The increased risk of surface flooding on or adjacent to the site, generated by the change from farmland to built surfaces, will be managed as in the original scheme by a new surface drainage system to capture and manage development run-off, operating to the same standards of performance that applied to the original scheme design. The same principle applies to the risk of increased flood risk off-site that would otherwise occur as a result of uncontrolled development run-off from the site.
- 2.3.3 The risk of flooding from drainage is also unchanged as the revised version is designed to the same strategic standard as the approved scheme (i.e. 100-year + climate change).
- 2.3.5 The changes in the proposed scheme do not make any material difference to the other potential flood-risk sources and how those might affect or be affected by the scheme.
- 2.3.6 Overall, proposed changes to the approved scheme that are presented in the S.73 application do not materially alter the previous flood risk assessment's conclusions for this development. The prevailing levels of flood risk are compatible with the amended version of the approved scheme subject to implementation of the control measures identified to manage development run-off and the design-exceedance fluvial flood behaviour of the River Don.

3. DRAINAGE STRATEGY

3.1 Surface Drainage

- 3.1.1 RPS has produced a detailed report of the amended drainage approach for the revised scheme (Drainage Strategy – Planning, May 2023). This addresses the scheme needs for both surface and foul water generated by the new development and is referred to hereafter as the 2023 Drainage Strategy. This Note should be read in conjunction with that document.
- 3.1.2 The overall strategy is unchanged from that presented as part of the approved scheme. Run-off from the new buildings, access roads and parking areas will be attenuated on site prior to discharge either to the Usworth Burn to the north-west or into storm sewers beneath International Drive beside the site's eastern flank.
- 3.1.3 The attenuation storage is provided principally in proprietary cellular storage features beneath the car park area. From here water is pumped to the respective discharge points and the pumps provide the regulation of flow rates.

- 3.1.4 The climate change allowance used in the surface drainage highest design standard for the S.73 version is the same value – 40% - as that used in the original scheme’s design. The LLFA is understood not to have insisted upon the interim design check for the 3.3% AEP storm standard.
- 3.1.5 The water-quality management aspects of the new surface drainage will also take an unchanged approach to that of the approved scheme. Proprietary units – vortex separators and silt/oil interceptors – are provided as appropriate to the run-off origin. The design of the treatment trains is again based upon pollution hazard ratings and water quality treatment indices as per the methodology in Chapter 26 of the CiRIA SuDS Manual.
- 3.1.6 The details of the surface drainage design are recorded in the 2023 Drainage Strategy.

3.2 Foul Drainage

- 3.2.1 The overall strategy for foul drainage for the development is unchanged from that for the approved scheme. Sewage from the development will be discharged to a foul sewer under International Drive that leads to a nearby sewage pumping station. That in turn transfers the sewage off site to a trunk combined sewer near Washington.
- 3.2.2 The scale of the scheme in terms of the working population remains as planned under the approved version. An element of process-water-use is now included in the Gigafactory’s operation and discussions are ongoing between the designers and Northumbrian Water over the rate of discharge that can be accommodated within the design allowance for the Gigafactory site within the wider IAMP ONE scheme and what pre-treatment of the effluent might be required before that element of the foul water can be discharged to the main system.
- 3.2.3 The details of the foul drainage design are recorded in the 2023 Drainage Strategy.

4. EIA – WATER RESOURCES CHAPTER

- 4.1.1 The environmental impact and mitigation provision for the water-related aspects of the scheme were recorded as Chapter 10 of the original Environmental Impact Assessment), compiled by Wardell Armstrong and referred to hereafter as the 2021 EIA. The 2021 FRA formed an appendix to the chapter.
- 4.1.2 The only change of significance to the standards against which the original appraisal was measured is the change to climate-change allowances for drainage and flood-risk management design.
- 4.1.3 There have been no material changes in the baseline conditions at site or its immediate surroundings. No further development of IAMP ONE has taken place since 2021. National Highways has recently modified the junction of the A19 with the A1290 but that work came no closer than about 0.6km to the nearest part of the Gigafactory site.
- 4.1.4 The variations to the original approved scheme are minor in comparison to the overall scale of the scheme and do not represent changes to the nature or scale of the proposed development that would be sufficient to alter the level or significance of effects that were identified in the 2021 EIA. The levels of mitigation required (e.g. for managing surface

run-off) are provided by the amended scheme. The residual impacts that either cannot be avoided as a result of the scheme (e.g. increase in local water demand) or which occur in design-exceedance conditions (e.g. residual flood risk) remain comparable with those that applied to the original approved scheme.

4.1.5 The assessment summary (Table 10:13, 2021 EIA) is not considered to be changed as a result of the adjustments to the approved scheme.

4.1.6 A number of additional schemes have been added to the set of projects considered for cumulative effects since the original 2021 assessment:

- Albany Park, Spout Lane, Washington (19/01252/FUL): 70+ residential units.
- Vantec, Turbine Way (23/00805/PCZ): installing PV panels on existing building.
- Land west of International Drive (22/02384/FU4): new electrical sub-stations.
- Factory 1, Stephenson Road, Washington (22/02538/FUL): installing PV panels on existing building.
- Land north of International Drive (23/01097/FU4): new electrical sub-station.

4.1.7 The impacts of the PV installations upon water resources are minimal as these involve existing structures without changes to drained areas. The sub-station works involve relatively small drained areas and both of these schemes will be managed as part of the IAMP ONE surface drainage scheme. The Albany Park scheme represents the largest potential impacts from drainage or flood risk perspective but will incorporate mitigation measures to address those potential impacts. The main unmitigated impact will be a gradual increase in water-supply demand on the local network due to these additional schemes.

4.1.8 Given the resources available in the Kielder Water Resource Zone, this impact is considered to be manageable but may need reinforcement of the distribution network to handle the increased flows locally.

5. WATER FRAMEWORK ASSESSMENT

5.1.1 No formal Water Framework Assessment (WFA) was undertaken specifically for the original approved scheme. This relied instead upon an WFA (JBA Consulting, 2019) that was produced for the IAMP TWO project and which covered the entire IAMP area including the proposed scheme.

5.1.2 The only development of any significance that has taken place since 2019 in the River Don catchment is the FollingsbyMax scheme west of the old Leamside railway. This comprises a two large commercial units and associated access and parking. It has been assumed for the purpose of this assessment that the development in question has provided adequate mitigation for potential adverse impacts upon the water environment and that there has been no change in the water-body classifications as a result.

5.1.3 The recent modifications to the A19/A1290 junction are similarly assumed to have incorporated suitable mitigation for the same outcome.



6. SUMMARY & CONCLUSIONS

- 6.1.1 Proposals for a new factory to produce car batteries and located on the IAMP ONE Phase 2 development were awarded planning permission in 2021 by SCC under application ref. 21/01764/HE4. A number of conditions imposed with that award which related to drainage or flood risk have since been discharged.
- 6.1.2 The developer has now modified the factory design to such an extent as to require a S.73 application to vary an approved scheme. The modifications have resulted in minor changes to layout and size of the building and associated infrastructure including drainage. The site drainage arrangements have been adjusted to cater for those changes in line with the principles applied to the approved scheme's drainage design.
- 6.1.3 Standards of mitigation to surface water discharge rates and run-off quality treatment have been maintained in the revised design. The foul water discharge rates remain in accordance with the values planned under the IAMP ONE scheme.
- 6.1.4 Where changes in design requirements have occurred since the original planning award in 2021, those have either been incorporated in the updated design or omitted by agreement with the relevant approving authorities.
- 6.1.5 The levels of flood risk that potentially affect the scheme, principally due to fluvial or surface-water causes, do not pose material risks to the development or to neighbouring areas. Levels of residual risk are comparable with those that were assessed as affecting the approved scheme. The modified development is still compatible with the prevailing levels of flood risk in accordance with national planning guidance.
- 6.1.6 The findings of the original scheme's environmental impact assessment remain essentially the same. Such changes as have occurred in legislation or background information have not caused any changes to the level or significance of the development's effects upon water resources.
- 6.1.7 In conclusion, the modifications to the proposed Gigafactory development by Envision have either incorporated suitable changes to the drainage arrangements for the scheme or do not require any change in the development infrastructure to manage flood risk, whether from fluvial, surface-water or other sources



Appendix A: Contents

- Sunderland City Council Decision Notice for 21/01764/HE4.



Lichfields
Mrs Lydia Newsome
The St Nicholas Building
Newcastle Upon Tyne
NE1 1RF

Date of Decision 6th October 2021

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (GENERAL) REGULATIONS 1992**

In pursuance of its powers under the abovementioned Acts and Orders, Sunderland City Council, as local planning authority, has **GRANTED** planning permission for the following development, namely;

Application ref: 21/01764/HE4

Proposal **Erection of industrial unit to be used for the manufacture of batteries for vehicles with ancillary office / welfare floorspace and associated infrastructure provision, accesses, parking, drainage and landscaping.**

At Land To The North Of Washington Road And West Of International Drive Washington.

Subject to the following conditions:

1 Time limit

The development to which this permission relates must be begun not later than three years beginning with the date on which permission is granted, as required by section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 to ensure that the development is carried out within a reasonable period of time.

2 Plans

The development hereby granted permission shall be carried out in full accordance with the following approved plans:

- Proposed Site Plan 101 P02
- Existing and Proposed Site Sections 102 P03
- Proposed Landscape Plan 103 P03
- Proposed Site Layout 104 P02
- Proposed Factory Elevations 105 P01
- Proposed Factory Plans 106 P02
- Proposed Factory Roof Plan 107 P01
- Proposed Gatehouse Elevations 108 P01
- Proposed Gatehouse Plan 109 P01
- Proposed Bulk Stores Canopy Elevations 110 P01
- Proposed Bulk Stores Canopy Plan 111 P01
- Proposed Waste Collection Canopy Elevations 112 P01
- Proposed Waste Collection Canopy Plan 113 P01
- Proposed Sprinkler Tank and Pump House Elevations 114 P01
- Proposed Sprinkler Tank and Pump House Plan 115 P01
- Proposed 3D Visualisation (View 1) 116 P01
- Proposed 3D Visualisation (View 2) 117 P01
- Flood Risk Assessment Rev 4
- Pumping details SLD-V-12-45-STD-GP-S Rev A
- Pumping details SLD-V-18-50-STD-GP-S Rev A
- Pumping details LD-V-18-55-STD-GP-S Rev A
- RPS Design and Access Statement Dated 23/07/2021
- Health Impact Assessment Dated 23/07/2021

In order to ensure that the completed development accords with the scheme approved and to comply with policy BH1 of the Core Strategy and Development Plan.

3 Floor Restriction

The development hereby approved shall not provide more than (a) 108,615sqm of floorspace (Gross Internal Area) and (b) any amount of floorspace which when added to that provided pursuant to planning permission 18/00092/HE4 or that provided pursuant to planning permission 20/00556/OU4 gives a total which exceeds **166,518sqm** (Gross Internal Area).

Reason – In order to control the total amount of floorspace within the outline part of the development, in accordance with Policy S3 of the IAMP AAP and in the interest of maintaining Strategic Road Network Operations and Safety.

4 Design Code

Development shall take place in accordance with the principles of the Design and Access Statement prepared by RPS 23rd July 2021.

Reason: In the interest of good design and to ensure a comprehensive and coordinated approach to the development to accord with the aims and objectives of the NPPF and Policies S1 and Del1 of the IAMP AAP and policy BH1 of the Core Strategy and Development Plan.

5 **Flood Risk and Drainage Strategy**

Prior to occupation of the property, a verification report carried out by a suitably qualified person must be submitted to and approved by the Local Planning Authority, to demonstrate that all sustainable drainage systems have been constructed as per the agreed scheme. This verification reports at the beginning and end of the development shall include:

- As built drawings (in dwg/shapefile format) for all SuDS components – including dimensions (base levels, inlet/outlet elevations, areas, depths, lengths, diameters,
- gradients etc) and supported by photos of installation and completion.
- Construction details (component drawings, materials, vegetation).
- Health and Safety file.
- Details of ownership organisation, adoption & maintenance.

The specific details of the timing of the submission of the report and the extent of the SuDS features covered in the report is to be agreed with the LLFA/LPA. To ensure that all sustainable drainage systems are designed to the DEFRA non-technical standards for SuDS and comply with Core Strategy and the Local Plan.

6 **Site operations and activities associated**

Any site operations and activities associated with the periods for construction (excluding deliveries) shall only be carried out between 0700 hours and 18:00 hours on Mondays to Fridays and only between 0800 hours and 1700 hours on Saturdays, with no construction related operations and activities taking place on Sundays, Bank Holidays or Public Holidays. Except in emergencies and where agreed in advance with the LPA

Reason: To safeguard the amenities of nearby residents in accordance with the NPPF, Policy EN4 of the IAMP AAP, Policy HS1 of the Core Strategy and Development Plans.

7 **Deliveries associated with the periods of construction**

Any deliveries associated with the periods of construction shall only take place between 0800 hours and 1430 hours on Mondays to Saturdays.

Reason: To safeguard the amenities of nearby residents and to reduce the impact on the highway network in accordance with the NPPF, Policies EN4 and T1 of the IAMP AAP, Policy HS1 of the Core Strategy and Development Plan

8 **Air Quality**

No construction work shall take place, until a site **Dust Management Plan** has been submitted to and approved in writing by the Local Planning Authority and thereafter development shall take place in accordance with the approved details.

Reason: To safeguard the quality of air of nearby residents and to reduce the impact on the amenities of the nearby residential properties in accordance with the NPPF, Policies EN4 and T1 of the IAMP AAP, HS1 of the Core Strategy and Development Plan

9 Construction Environmental Management Plan (CEMP)

No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and other air pollutants and site lighting. The plan should include, but not be limited to:

- An updated detailed assessment of noise and vibration impacts on sensitive receptors specific to construction methods and practices, in accordance with British Standard 5228:2009+A1:2014, and the resulting noise levels at the nearest sensitive receptors
- Noise and vibration controls in relation to plant and vehicles – including mobile noise barriers and selection of plant. Refer to sections 7.7.2 and 7.7.3
- Identification and location of sensitive receptors
- Working times including deliveries and waste collections
- Utilisation of guidance in BS5228
- Specific dust management plan including measures in para 6.6.4
- Highway cleansing
- HGV routing, queue control and engine idling
- No waste or vegetation burning
- Complaints management system
- Protection of watercourse and ecological receptors
- Clarification of methodology and controls where any piling is required

Reason: To safeguard the amenities of nearby residents and to reduce the impact on the on the nearby residential properties in accordance with the NPPF, Policies EN4 and T1 of the IAMP AAP, Policy HS1 of the Core Strategy and Development Plan and in the interest of maintaining Strategic Road Network Operations and Safety.

10 Construction Traffic Management Plan

No development shall commence until a **Construction Traffic Management Plan** has been submitted to and approved in writing by the Local Planning Authority in liaison with Highways England. Thereafter development shall take place in accordance with the approved details.

- Routing of movements including details of any abnormal loads;
- Contractor parking and site compound arrangements;
- Measures to prevent debris being displaced onto the highway;
- Details of any temporary highway / rights of way closures and alternative routes;

- Temporary traffic management and site access control measures; and
- Site security and contract details.

Reason: In the interest of maintaining the Strategic Road Network operation and safety and to avoid nuisance to the occupiers of adjacent properties during the construction phases and in the interests of highway safety, in accordance with the NPPF, Policies T1 and EN1 of the IAMP AAP, Policy HS1 of the Core Strategy and Development Plan, and Chapter 13 (Access and Transport) of the IAMP ONE Phase Two Environmental Statement

11 Noise Management:

Prior to the installation of any ventilation or extraction system, or fixed external plant, they shall first be subjected to a noise assessment using BS 4142:2014. The rated noise level from any such plant or equipment, when calculated at the nearest sensitive receptor (as identified in the submitted Environmental Impact Assessment), shall not exceed a value 3dB(A) above the measured background (LA90) at both night-time and daytime. The noise assessment shall be submitted to the LPA for its agreement, together with a scheme of noise attenuation where that is required to achieve the relevant noise objective. The agreed noise attenuation scheme shall be implemented prior to operation of the plant or equipment

Reason: To safeguard the amenities of nearby residents in accordance with the NPPF, Policy EN4 of the IAMP AAP, Policy HS1 of the Core Strategy and Development Plans.

12 Permanent means of enclosure

Prior to the commencement of the erection of any permanent means of enclosure, details of the enclosure shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the means of enclosure shall be erected in accordance with the approved details prior to the first occupation of the building within the plot to which the means of enclosure relates.

Reason: In the interests of the visual amenities of the locality, in accordance with the NPPF and Policy BH1 and BH2 of the Core Strategy and Development Plan.

13 Soil Handling

No excavation or movement of soil should take place within the site until a **Soil Handling Strategy** has been submitted to and approved in writing by the Local Planning Authority details of the volume of soil to be moved and whether the soil will be stored on-site or transported off-site. Thereafter, development should take place in accordance with the approved details.

Reason: To ensure an appropriate form of development, in accordance with the NPPF.

14 Phase 2 Site Investigation and Risk Assessment

Development shall not commence until a suitable and sufficient ground investigation and Risk Assessment to assess the nature and extent of any contamination on the site (whether or not it originates on the site) has been submitted to and approved in writing by the Local Planning Authority.

The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings must be produced and submitted for the approval of the LPA. The report of the findings must include:

- i a survey of the extent, scale and nature of contamination;
- ii an assessment of the potential risks to:
 - o human health;
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
 - o adjoining land;
 - o ground waters and surface waters;
 - o ecological systems;
 - o archaeological sites and ancient monuments; and
 - o where unacceptable risks are identified, an appraisal of remedial options, and proposal of the preferred option(s).

The Investigation and Risk Assessment shall be implemented as approved and must be conducted in accordance with the Environment Agency's "Land contamination: risk management".

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with the National Planning Policy Framework Paragraphs 183, 184, and 185.

The details are required to be submitted and approved in advance of works commencing on site to ensure the development is undertaken in a manner to protect future users of the site and the environment

15 Remediation Scheme

Development shall not commence until a detailed Remediation Scheme to bring the site to a condition suitable for the intended use (by removing unacceptable risks to human health, buildings and other property and the natural and historical environment) has been submitted to and approved in writing by the Local Planning Authority.

The Remediation Scheme should be prepared in accordance with the Environment Agency document Land contamination: risk management and must include a suitable options appraisal, all works to be undertaken, proposed remediation objectives, remediation criteria, a timetable of works, site management procedures and a plan for validating the remediation works. The Remediation Scheme must ensure that as a minimum, the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Once the Remediation Scheme has been approved in writing by the Local Planning Authority it shall be known as the Approved Remediation Scheme.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with the National Planning Policy Framework Paragraphs 183, 184, and 185

The details are required to be submitted and approved in advance of works commencing on site to ensure the development is undertaken in a manner to protect future users of the site.

16 Verification

The Approved Remediation Scheme for any given phase shall be implemented in accordance with the approved timetable of works for that phase.

Within six months of the completion of measures identified in the Approved Remediation Scheme and prior to the occupation of any dwelling in that phase, a Verification Report (that demonstrates the effectiveness of the remediation carried out) must be produced and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with the National Planning Policy Framework Paragraphs 183, 184, and 185.

17 Unexpected Contaminants

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. A Risk Assessment must be undertaken in accordance with the requirements of DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and where remediation is necessary a Remediation Scheme must be prepared and

submitted to the Local Planning Authority in accordance with the requirements that the Remediation Scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Once the Remediation Scheme has been approved in writing by the Local Planning Authority it shall be known as the Approved Remediation Scheme. Following completion of measures identified in the Approved Remediation Scheme a verification report must be prepared and submitted in accordance with the approved timetable of works. Within six months of the completion of measures identified in the Approved Remediation Scheme, a validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with the National Planning Policy Framework Paragraphs 183, 184, and 185.

18 Ecological Mitigation Measures

Works will not commence on site unless checking surveys for protected species has been undertaken by a Suitably Qualified Ecologist (SQE) within one month prior to the start of works. In the event any such species/features are identified at this time which would be affected by the proposals, works will only proceed under the guidance of the SQE, and once a license has been obtained from Natural England, as advised by NE and/or the SQE

REASON: In order to protect the biodiversity present on site and its surroundings during construction and to comply with policy EN2 of the Adopted Area Action Plan and NE1, NE2, NE3, NE4, NE6 of the adopted Core Strategy and Development Plan and paragraphs 174,175,176 and 179 of the National Planning Policy Framework

19 Ecological Implications

Works within 100m of buildings at West Moor Farm, and the mitigation Barn Owl boxes installed across the wider area as part of the proposals, will not commence until a checking survey by a SQE has been completed no more than 5 days prior to the start of works, which confirms that no active Barn Owl nests are present which may be harmed or disturbed by the proposals.

REASON: In order to protect the biodiversity present on site and its surroundings during construction and to comply with policy EN2 of the Adopted Area Action Plan and NE1, NE2, NE3, NE4, NE6 of the adopted Core Strategy and Development Plan and paragraphs 174,175,176 and 179 of the National Planning Policy Framework

20 Ecological Construction Environmental Management Plan

No development, (including demolition), ground works or vegetation clearance shall commence until a **Construction Environmental Management Plan** has been submitted to and approved in writing by the local planning authority which shall include the following details: which includes the measures to be implemented to minimise the risk of harm to / ensure the protection of protected and notable species, and those habitat features to be retained through the works, and will include information on key working methods and timings relating to each habitat and/or protected species being considered. This will include details of pre-start checks and monitoring works to ensure the protection of protected and notable species including, but not being limited to, bats and Barn Owl within the mitigation boxes installed within and surrounding the site, with the inclusion of stand-off distances and/or supervision by a SQE within specified distances of such features

The approved Construction Environmental Management Plan shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

REASON: In order to protect the biodiversity present on site and its surroundings during construction and to comply with policy EN2 of the Adopted Area Action Plan and NE1, NE2, NE3, NE4, NE6 of the adopted Core Strategy and Development Plan and paragraphs 174,175,176 and 179 of the National Planning Policy Framework

21 Highways Operational Management Plan

No building shall be occupied within any part of the site until a **Highways Operational Management Plan** covering any Use Class B1(c), B2 and B8 operations has been submitted to and approved in writing by the Local Planning Authority in liaison with the Local Highway Authority and Highways England. The Highways Operational Management Plan shall include but not be limited to the shift change times associated with all Use Class B1(c), B2 and B8 operations. The shift change times for occupiers within the IAMP One Phase 2 development will need to be off-set by at least one hour from those used at Nissan in the morning and afternoon periods.

Reason: To ensure that requirements are met for both the strategic road network and the local road network to meet the needs of the development. In the interests of highway safety and highway capacity requirements and to comply with policies T1 of the Adopted Area Action Plan, ST1 and ST2 of the Core Strategy and Development Plan and paragraph 105 of the National Planning Policy Framework.

22 Site Operation and Associated Activities

The building shall be brought into use until details of site operations and associated activities are submitted to and approved in writing by the Local Planning Authority in liaison with the Local Highway Authority. Details shall refer to the submitted:

- i. Delivery and Servicing Strategy;
- ii. And Car Parking Strategy

and be implemented in accordance with the approved details.

Reason: To ensure that requirements are met for both the strategic road network and the local road network to meet the needs of the development. In the interests of highway safety and highway capacity requirements and to comply with policies T1, T4 of the Adopted Area Action Plan, , ST1 and ST2 of the Core Strategy and Development Plan and paragraph 105 of the National Planning Policy Framework.

23 Refuse and Recycling storage

The building shall not be brought into use until details of the provision of refuse and recycling storage for that building has been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter the refuse and recycling facilities shall be available for use prior to the first occupation of that building.

Reason: To ensure that requirements are met for both the strategic road network and the local road network to meet the needs of the development. In the interests of highway safety and highway capacity requirements and to comply with policies Del1 B of the Adopted Area Action Plan, , ST1 and ST2 of the Core Strategy and Development Plan and paragraph 105 of the National Planning Policy Framework.

24 Public Transport Strategy

No building shall be brought into use until initial details of a **Public Transport Strategy** are submitted to and approved in writing by the Local Planning Authority in liaison with the Local Highway Authority and Highways England and be implemented in accordance with the approved details.

Reason: To ensure that requirements are met for both the strategic road network and the local road network to meet the needs of the development. In the interests of highway safety and highway capacity requirements and to comply with policies T3 of the Adopted Area Action Plan, , ST1 and ST2 of the Core Strategy and Development Plan and paragraph 105 of the National Planning Policy Framework.

25 Framework Travel Plan (FTP)

No development shall be brought into use until a **Framework Travel Plan (FTP)** has been submitted to and approved in writing by the Local Planning Authority in liaison with the Local Highway Authority and Highways England. The FTP should then be implemented in accordance with the approved details. The FTP shall include: a. details of appointment of a Travel Plan Coordinator for the full IAMP ONE Phase 2 development;

b. an undertaking of an initial baseline travel survey within six months of occupation of each building, with a full Travel Plan adopted within 12 months of occupation, to submitted and agreed subject to the satisfaction of the Local Highway Authority;

c. a scheme for the provision of cycle parking facilities for the development has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the cycle parking facilities shall be implemented in accordance with the approved details and shall be available for use and be subject to the satisfaction of the Local Highway Authority; and

d. a scheme for the provision of electric vehicle charging point infrastructure for the development has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the electric vehicle charging points shall be implemented in accordance with the approved details and shall be available for use and be subject to the satisfaction of the Local Highway Authority

Reason: To ensure that requirements are met for both the strategic road network and the local road network to meet the needs of the development. In the interests of highway safety and highway capacity requirements and to comply with policies T1 of the Adopted Area Action Plan , ST1 and ST2 of the Core Strategy and Development Plan and paragraph 105 of the National Planning Policy Framework.

26 Travel Plans

No development shall be brought into use until details of full **Travel Plans** relating to end occupiers have been submitted to and approved in writing by the Local Planning Authority in liaison with the Local Highway Authority and Highways England. The full Travel Plans will need to form part of an overarching Framework Travel Plan for IAMP ONE Phase 2. Details shall include:

a. an undertaking of an initial baseline travel survey within six months of occupation of each building, with a full Travel Plan adopted within 12 months of occupation, to be submitted and agreed subject to the satisfaction of the Local Highway Authority;

b. a scheme for the provision of cycle parking facilities for the development has been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the cycle parking facilities shall be implemented in accordance with the approved details and shall be available for use and be subject to the satisfaction of the Local Highway Authority; and

c. a scheme for the provision of electric vehicle charging point infrastructure for the development has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the electric vehicle charging points shall be implemented in accordance with the approved details and shall be available for use and be subject to the satisfaction of the Local Highway Authority.

Reason: To ensure that requirements are met for both the strategic road network and the local road network to meet the needs of the development. In the interests of highway safety and highway capacity requirements and to comply with policies T1 of the Adopted Area Action Plan , ST1 and ST2 of the Core Strategy and Development Plan and paragraph 105 of the National Planning Policy Framework.

27 External Lighting

The building shall not be occupied until a scheme for the provision of an external lighting scheme for the external areas associated with that building including details of the number, type, position, design, dimensions and lighting levels of the lighting which includes input from a SQE in line with current best practice guidelines, and includes measures to ensure that the proposals do not have a negative impact upon nocturnal species such as bats; this will include dark zones along those habitat corridors designed to benefit wildlife, in line with the ecological documents submitted in support of the planning application has been submitted to and approved in writing by the Local Planning Authority for the development. Thereafter, the lighting scheme shall be implemented in accordance with the approved details.

Reason: To ensure an appropriate form of development in the interest of good design, residential amenity and ecology to accord with the NPPF and Policies D2, EN1, EN2 and EN4 of the IAMP AAP

28 Hazards Operational Management Plan

No building shall be brought into use until a Hazards Operational Management Plan detailing the maintenance and monitoring regimes that will be employed at each build to reduce the risk of the hazards identified in the Environmental Statement Chapter 14 (Vulnerability to Major Accidents and Disasters) of the Environmental Statement has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the Plan shall be implemented in accordance with the approved details.

Reason: In accordance with The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and Chapter 14 (Vulnerability to Major Accidents and Disasters) of the IAMP ONE Phase Two Environmental Statement

29 Emergency Response and Preparedness Plan

No building shall be brought into use until an Emergency Response and Preparedness Plan detailing how each business will prepared for and respond to the hazards identified Chapter 14 (Risks and Accidents) of the Environmental Statement has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the Plan shall be implemented in accordance with the approved details.

Reason: In accordance with The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and Chapter 14 (Vulnerability to Major Accidents and Disasters) of the IAMP ONE Phase Two Environmental Statement

30 Site Waste Management Plan (SWMP)

No building shall be brought into use until a Site Waste Management Plan (SWMP) covering the management of waste during the operation of that building has been submitted to and approved in writing by the Local Planning Authority. The SWMP

will be prepared in accordance with the details provided within Chapter 9: Waste of the IAMP ONE Phase Two Environmental Statement. Thereafter the Plan shall be implemented in accordance with the approved details.

Reason: To ensure waste is appropriately reused, recycled or disposed of in accordance with the NPPF and Chapter 9 (Waste) of the IAMP ONE Phase Two Environmental Statement.

31 Hard Landscaping

No **hard landscaping** works (excluding base course for access roads and car parking areas) shall commence until full details of proposed hard landscaping , which includes links to the most recent BNG assessment has been submitted to and approved in writing by the Local Planning Authority. This will include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. Thereafter, the scheme shall be implemented in accordance with the approved details and shall be completed to the satisfaction of the Local Planning Authority within a period of 24 months from first occupation / use of the building.

Reason: To enable the LPA to control details of the proposed development, to ensure a high quality hard landscaping scheme is provided in the interests of visual amenity, in accordance with the NPPF and Policy D2 of the IAMP AAP.

Construction Conditions

32 Materials

No construction work shall take place on a building beyond damp course level until a schedule and / or samples of materials, colours and finishes to be used on all external surfaces of that building (including walls, roofs, doors and windows) have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interest of visual amenity, in accordance with the NPPF and Policy BH1 and BH2 of the Core Strategy and Development Plan.

33 Landscape and Ecological Management Plan (LEMP)

Prior to occupation of the development hereby approved a **Landscape and Ecological Management Plan (LEMP)** must be submitted to, and be approved in writing by, the Local Planning Authority. The plan should include details of management and monitoring works to be completed, and contingency measures should the biodiversity aims and objectives not be met, to ensure the development still delivers the fully functioning biodiversity objectives of the originally approved scheme, in line with the habitat creation and enhancement measures detailed within the ecological reports, including target condition information within the BNG assessment. The plan will also provide details of monitoring checks to be

undertaken on the bird and bat boxes installed as part of the mitigation strategy both in the short and long-term (following the completion of works), including details of the frequency of checks and plans for their replacement in the event such features are damaged or lost during the lifetime of the development, to ensure the site and adjacent areas retain the potential to be used by such species in perpetuity. The approved plan will be delivered in accordance with the approved details

REASON: In order to protect and enhance the biodiversity of the site and its surroundings and to comply with Adopted Area Action plan policies EN2 and EN3 and EN1, EN2 and EN3 of the IAMP AAP.

Other Timescales

34 Soft landscaping

Prior to occupation no soft landscaping works shall commence in the plot until full details of the soft landscaping , which includes links to the most recent BNG assessment

have been submitted to and approved in writing by the Local Planning Authority for this area. This will consist of a detailed planting plan and specification of works indicating soil depths, plant species, numbers, densities, locations inter relationship of plants, stock size and type, grass, and planting methods including construction techniques for pits in hard surfacing and root barriers. All works shall be in accordance with the approved plans. All existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan. The scheme shall be completed to the satisfaction of the Local Planning Authority in accordance with a timetable of works that is submitted to and approved in writing by the Local Planning Authority within 12 months of the commencement of development within the Public Realm Area. Thereafter the approved details shall be implemented in accordance with the approved details.

Within the Development Plot and Public Realm Areas, any new planting within a period of 5 years from the date of completion of that planting that is dying, damaged, diseased or in the opinion of the LPA is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season unless the Local Planning Authority gives written consent to any variation. Thereafter the planting shall be implemented in accordance with the approved details.

Reason: To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity, in accordance with the NPPF and Policies EN1, EN2 and EN3 of the IAMP AAP.

35 5 years replant

Within the Development Plot and Public Realm Areas, any new planting within a period of 5 years from the date of completion of that planting that is dying, damaged, diseased or in the opinion of the LPA is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season unless the Local Planning Authority gives

written consent to any variation. Thereafter the planting shall be implemented in accordance with the approved details.

Reason: To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity, in accordance with the NPPF and Policies EN1, EN2 and EN3 of the IAMP AAP.

36 Update of ecology information

If construction works cease or are suspended on any phase of development hereby approved for a period of more than 24 months then the approved measures secured through Condition 18 shall be reviewed, and where necessary, amended and updated, The review shall be informed by further ecological surveys commissioned to:

- a) establish if there have been any changes in the presence and/or abundance of prior species and habitats
- b) identify any likely new ecological impacts that might arise from any changes

Where survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures shall be revised and new or amended measures, and a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority prior to the recommencement of development. Works will then be carried out in accordance with the new approved ecological measures and timetable.

REASON: In order to protect the biodiversity present on site and its surroundings during construction and to comply with policy EN2 of the Adopted Area Action Plan and NE1, NE2, NE3, NE4, NE6 of the adopted Core Strategy and Development Plan and paragraphs 174,175,176 and 179 of the National Planning Policy Framework

Informatives:

Note 1: Ecological

Works affecting those structures at West Moor Farm which have been shown to support roosting bats will not commence until a license has been obtained from Natural England

Works, including ground clearance, will not be undertaken within the bird nesting period (March – August inclusive) unless a checking survey by a SQE has confirmed that no active nests are present within the 5 days prior to commencement. Where clearance works will extend over a longer period, the checks will be repeated by the SQE after 5 days. In the event any active nests are identified, the SQE will implement an appropriate buffer

zone into which no works will progress until the SQE confirms that the nest is no longer active

Gaps measuring at least 13 x 13cm will be created or maintained in all boundary features, to ensure the site remains permeable to species such as hedgehog

Note 2: Positive Pre-Application Discussions

In dealing with the application the Council has worked with the applicant in a positive and proactive manner and has implemented the requirement detailed in paragraph 38 of the National Planning Policy Framework.

Note 3: Compliance with conditions precedent

This planning permission is subject to conditions which, in order to discharge them, require the submission of additional details and written approval of those details before the commencement of the development. This type of condition is called a condition precedent and failure to discharge such a condition prior to commencement of the development on site will make the development unlawful and liable to enforcement action.

Note 4: Coal Standing Advice

DEVELOPMENT LOW RISK AREA 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

Note 5: Amendments to scheme

Should you wish to further alter the development proposals please contact Sunderland City Council as Local Planning Authority to clarify whether a new planning application will be required.

Note 6: Street Naming and Numbering

It should be noted that the above site will require a postal address and the applicant should contact the Councils Building Control Section who liaises with developers, the postal authority in respect of the naming and numbering of developments within the City of Sunderland.

Please contact Building Control Service, P.O. Box 102, Civic Centre, Sunderland SR2 7DN Tel no. 0191 561 1550 or email snn@sunderland.gov.uk

PLEASE NOTE THAT THIS IS NOT BUILDING REGULATION APPROVAL
BUILDING CONTROL CAN BE CONTACTED ON 0191 561 1550 FOR FURTHER ADVICE

A handwritten signature in black ink, appearing to read 'Peter McIntyre', with a large, sweeping flourish extending to the left.

Peter McIntyre

Executive Director City Development

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

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.
- As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice REF: [], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- As this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- As this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- 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 must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 0000) or online at www.planningportal.co.uk.
- 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.

- In practice, the Secretary of State does not refuse to consider appeals solely based on their decision on direction given by the Secretary of State.

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 the owner 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 (that is where the land is situated in a National Park, National Park authority for that Park, or in other cases the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no 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 the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Important

This decision refers only to that required under the Town and Country Planning Acts and **does not include approval under the Building Regulations** (including their application by Section 24(1) of the Tyne and Wear Act 1980 in respect of Fire Brigade Access) or any other appropriate regulation, enactment, byelaw or order.

Appendix B: Drawings



Appendix B: Contents

- RPS drawing 101 (P06) *Proposed site plan*
- Design & Access Statement extract re scheme changes

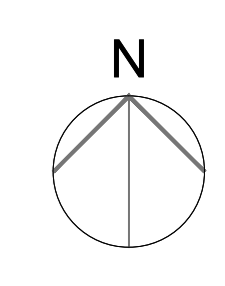




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Notes

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Key:

— Planning Boundary

P06 Planning Consultant's comments incorporated		HH	JAT	14/09/23
Rev	Description	By	Ckd	Date

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Client: **Envision AESC** Wates
Project: **Envision AESC Giga Factory**

Title: **Proposed Site Plan**

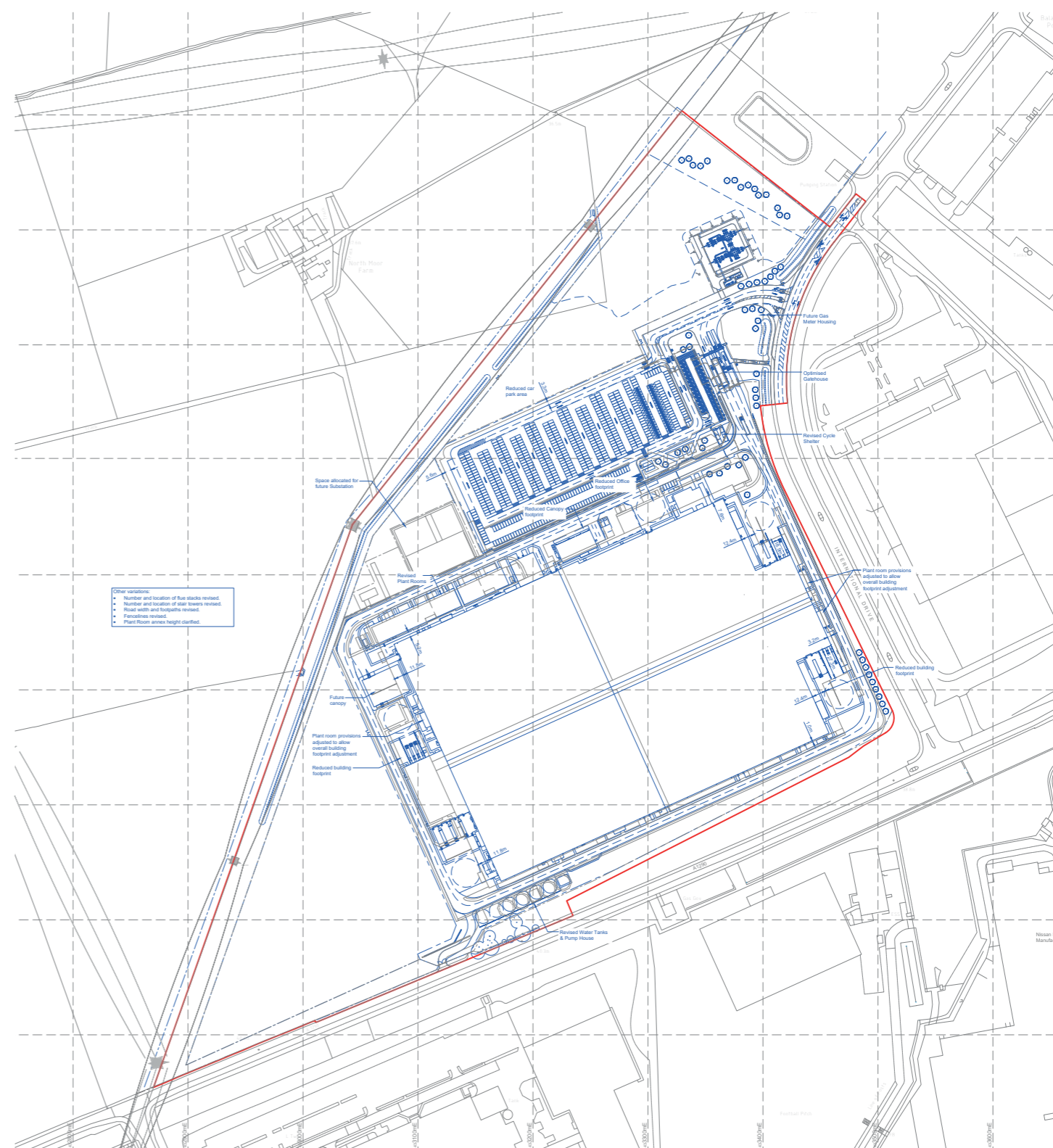
RPS Project Number: NK020439P Scale: @ A0 Date Created: 14/07/21
Task Team Manager: Information Manager Task Information Manager: TSR
Sheet: S4 (Suitable for Approval) Revision: P06
Document Number: 101 Project Code - Originator - Function - Space - Type - Risk - Number
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3.0 DESIGN PROPOSALS

3.5 Overlay of Approved Application (Ref:21/01764/HE4)

Variations and Improvements

- Optimised gatehouse
- Revised cycle and motorcycle shelter
- Reduced car park area
- Space allocation for future HV substation compound, gas governor house and bulk store canopy 2
- Bulk Store canopy 1 footprint reduced to minimise H&S risks in association with known on-site storage of material
- Reduced office footprint
- Switch rooms relating to providing power to Life Safety equipment to the main facility generally located outside of main facility footprint
- Ancillary plant rooms detached from main building since it encompasses equipment that feeds life safety equipment in the main facility
- Revised water tanks and pump house
- Overall reduced main factory building footprint
- Number and location of flue stacks revised
- Number and location of stair towers revised
- Road width and footpaths revised
- Fence lines revised
- Plant Room annex height clarified



(Overlay Of Approved Application - NTS (Ref RPS sketch drawing No. ENV1-RPS-ST-XX-SK-A-000062))

APPROVAL

Version	Name		Position	Date	Modifications
1	Author	T Dawe	Associate	21/06/2023	First issue for planning.
	Checked by	G Pellegrino	Associate	22/06/2023	
	Approved by	B Sharp	Assoc Dir.	22/06/2023	
2	Author	T Dawe	Associate	03/07/2023	Second issue: staffing levels amended.
	Checked by	G Pellegrino	Associate	05/07/2023	
	Approved by	B Sharp	Assoc Dir.	05/07/2023	

