



# TOWN AND COUNTRY PLANNING ACT 1990

## NOTICE OF APPROVAL

### Agent Name and Address

LICHFIELDS  
MR ADRIAN ARMSTRONG  
ST NICHOLAS BUILDING  
ST NICHOLAS STREET  
NEWCASTLE UPON TYNE  
NE1 1RF

### Applicant Name and Address

SOUTH TEES DEVELOPMENT  
CORPORATION-  
CAVENDISH HOUSE  
TEESDALE BUSINESS PARK  
STOCKTON ON TEES  
TS17 6QY

**Reference No: R/2022/0048/NM**

**Details: NON MATERIAL AMENDMENT TO PLANNING PERMISSION  
R/2021/0879/FF VARY THE WORDING OF CONDITIONS 3 AND 4  
RELATING TO THE PROPOSED LANDSCAPING WORKS**

**Location: LAND AT PRIARIE SITE NORTH OF BOLCKOW ROAD INDUSTRIAL  
ESTATE ACCESS FROM ESTON ROAD GRANGETOWN**

The Council as the Local Planning Authority hereby **APPROVE** the non material amendment to vary the wording of conditions 3 and 4 as follows:

- 3. Prior to the installation of any soft landscaping, full details of any such works must be submitted to, and approved in writing by, the Local Planning Authority. The details shall include size, type and species and a programme of work. The development shall be completed in accordance with the approved details.**

**REASON: To ensure that any soft landscaping features installed are appropriate and respectful of the site and surroundings in accordance with Policy SD4 of the Local Plan.**

- 4. All planting, seeding or turfing specified in the approved landscaping scheme shall be carried out in accordance with the approved programme of work. Any trees or plants which within a period of ten years from installation die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.**

**REASON: To ensure the satisfactory implementation of any approved landscaping scheme in the interests of visual amenities of the locality.**

1. **STATEMENT OF CO-OPERATIVE WORKING:** The Local Planning Authority considers that the application as originally submitted is a satisfactory scheme and therefore no negotiations have been necessary.



Signed:

**Andrew Carter**  
**Assistant Director Economic Growth**

Date: **15 February 2022**

**YOUR ATTENTION IS DRAWN TO INFORMATIVE NOTES BELOW:**

**INFORMATIVE NOTE:**

The conditions above should be read carefully and it is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

Please note that in order to discharge any conditions, a fee is payable in respect to this.

Failure on the part of the developer to fully meet the terms of any conditions which require the submission of details prior to the commencement of development may result in the development being considered unlawful and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal action in the form of a Breach of Condition notice.

**APPROVAL INFORMATIVE:**

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

Consent under the current Building Regulations may also be required for the development before work can commence.