

Mario Minchella Ltd.  
Unit 4  
Witney Way  
Hi-Tech Village  
Baldon Business Park  
NE35 9PE

Date: 30/03/2017  
Our ref: ST/0088/17/PNCU  
Your ref:

This matter is being dealt with by:  
**Garry Simonette** on **0191 4247426**  
e-mail address:  
planningapplications@southtyneside.gov.uk

Dear Sir/Madam

### **The Town and Country Planning (General Permitted Development) Order 2015**

**Proposal:** Application for prior approval for the proposed change of use of existing offices (Use Class B1a) into 43 two-bedroomed residential apartments/duplexes (Use Class C3) under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) Order 2015.

**Location:** 30 - 31 and 32 Long Row, South Shields, South Tyneside, NE33 1JA

On 30 March 2017 South Tyneside Council as Local Planning Authority determined that **PRIOR APPROVAL OF THE AUTHORITY IS REQUIRED AND IS HEREBY GIVEN** for the proposed change of use of the existing building as described above.

---

### **SUBJECT TO THE FOLLOWING CONDITION(S) AND REASON(S):**

#### **Finished Floor Levels**

The development permitted by this prior approval determination shall be carried out with finished floor levels set no lower than 4.865 metres Above Ordnance Datum (AOD) and as specified on the site location plan (revision D) received 06/03/2017.

#### **Reason**

To reduce the risk of flooding to the proposed development and future occupants, in accordance with the National Planning Policy Framework and Policy DM1 of the South Tyneside Local Development Framework.

---

### **NOTES TO APPLICANT:**

In dealing with this application the Council has implemented the requirements of the National Planning Policy Framework (paragraphs 186 & 187) to seek to approve applications for sustainable development where possible.

Please note that the use of the building falling within Class C3 (dwellinghouses) of the Schedule to the Town & Country Planning (Use Classes) Order 1987 must be begun before 30 May 2019, and that the development shall be carried out in accordance with the details hereby approved.

Yours faithfully,



George Mansbridge  
Head of Development Services