

Contact: Chris Shields
Direct Tel: 03000 261394
email: planning@durham.gov.uk
Your ref:
Our ref: DM/22/01663/OUT



National Grid Electricity Transmission Ltd
Mr Hugh Smith
4th Floor
Crossgates House
Crossgates
Leeds
LS15 8DU

28th July 2023

Dear Sir/Madam

Town and Country Planning Act 1990

Proposed Outline planning application for the erection of a new 400 kilovolt electricity substation, a converter station, and the laying out of replacement public open space on land to the west and south of Jade Business Park, with all matters reserved
At Hawthorn Grid Site Murton DH6 2RX
For National Grid Electricity Transmission Ltd

The above application received on 8 June 2022 was considered by the Council and it has been agreed that permission should be granted. I therefore enclose the appropriate approval certificate. If an application under the Building Regulations was also submitted, development must not commence until Building Regulations Approval has been received from the Building Control Division.

Should the Building Control Division require any alterations to the approved plan(s), in order to issue a Building Regulations Approval, you are required to resubmit a copy of the amended plan(s) to me for approval before commencing work.

I would also draw your attention to the conditions of the permission and particularly if there are matters requiring approval before development commences. This must be done by way of a formal application for the approval of details reserved by a condition. Forms can be downloaded from the Council's website (www.durham.gov.uk) or submitted electronically via the Planning Portal. **Please note that failure to comply with conditions could lead to the Council considering the taking of enforcement action.**

I would also be grateful if you would complete and return the Notification of Commencement of Development form at the appropriate time.

If the Council posted a site notice publicising this application and it is still on display, please could you kindly remove it.

Regeneration, Economy and Growth

Durham County Council, Planning Development (Strategic)

Room 4/123-128, County Hall, Durham DH1 5UL Main Telephone: 03000 262 830

www.durham.gov.uk

Finally, we are constantly striving to provide an excellent service, and would love to get your feedback with a brief customer survey at <https://online1.snapsurveys.com/kj8hdv>

Yours faithfully

A handwritten signature in blue ink, appearing to read "M. Kelleher".

Michael Kelleher
Head of Planning and Housing



OUTLINE PLANNING PERMISSION APPROVAL

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: **DM/22/01663/OUT**

<u>Applicant</u>	<u>Agent</u>
National Grid Electricity Transmission Ltd Mr Hugh Smith 4th Floor Crossgates House Crossgates Leeds LS15 8DU West Yorkshire	

PART 1 – PARTICULARS OF THE APPLICATION

Proposed: Outline planning application for the erection of a new 400 kilovolt electricity substation, a converter station, and the laying out of replacement public open space on land to the west and south of Jade Business Park, with all matters reserved

At: Hawthorn Grid Site
Murton
DH6 2RX

Date of Application: 8 June 2022

PART 2 – PARTICULARS OF DECISION

The **Durham County Council** hereby give notice in pursuance of the Town and Country Planning Act 1990 that planning permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions and reasons:

1. In respect of the planning application where outline planning permission has been granted with all matters reserved for subsequent approval, being i) the scale, layout and appearance of the Converter Station buildings, with associated permanent vehicular access off the Jade Business Park roundabout at its junction with Spring Road, and landscaping (referred to in this permission as the "Converter Station Development" and delineated on the drawing Substation and Converter Station Areas); ii) the scale, layout and appearance of the Substation buildings, with associated access off the existing substation access road, and landscaping (referred to in this permission as the "Substation Development" and delineated on the drawing Substation and Converter Station Areas); and iii) the landscaping, scale and layout of the replacement public open space (referred to in this permission as the "Open Space Development") shall be begun either before the expiry of three years from the date of this decision notice, or before the expiration of two years from

the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To allow a reasonable time period for work to start; to comply with Section 91 of the Town and Country Planning Act 1990.

2. For the Converter Station Development and the Substation Development all matters reserved for subsequent approval, being details of the permanent access, appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before either the Converter Station Development or the Substation Development (as appropriate) is commenced and the development shall be carried out as approved.

REASON: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

3. For the Open Space Development all matters reserved for subsequent approval, being details of the landscaping, layout and scale (hereinafter called the "reserved matters") shall be submitted to and approved in writing by the local planning authority before either the Converter Station Development or the Substation Development (as appropriate) is commenced and the development shall be carried out as approved.

REASON: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

4. Application for the approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

REASON: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

5. The Converter Station Development and Substation Development shall be carried out in accordance with the following approved documents and drawings:

- a) Design principles in Section 5.6 of the Design & Access Statement (Aecom, May 2022)
5. The Converter Station Development and Substation Development shall be carried out in accordance with the following approved documents and drawings:
 - a) Design principles in Section 5.6 of the Design & Access Statement (Aecom, May 2022)
 - b) Drawing SEGL1_T_PA_2_Proposed_Site_Layout_v3_20220517_LC Proposed Site Layout
 - c) Drawing SEGL1_T_PA_4_Proposed_Converter_Station_Site_Layout_v3_20220503_LC Proposed Converter Station Site Layout
 - d) Drawing PDD_30317_SK_003_Rev_P4 Hawthorn Pit Converter Station Zoned Plan Sketch
 - e) Drawing SEGL1_P18_v1_20220913 Substation and Converter Station Area
 - f) Written Scheme of Investigation for Archaeological Evaluation and Mitigation (Aecom, October 2022)

REASON: In order to ensure a high-quality development in accordance with County Durham Plan Policies 29 and 39 and Part 15 of the National Planning Policy Framework.

B Converter Station Development

Planning conditions relating to the erection of converter station buildings (to a maximum height of 26 metres), associated vehicular accesses and roads to enable access / egress via Jade Business Park roundabout / Spring Road, and security fencing.

Ground and floor levels

6. No development in relation to the erection of the Converter Station Development shall commence until details of the internal finished floor levels of buildings along with the finished levels of the associated access road, in relation to the existing and finished ground levels, have been submitted to and approved by the local planning authority in writing. The Converter Station Development shall be carried out in accordance with the approved details.

REASON: In order to ensure a high-quality development in accordance with County Durham Plan Policies 29 and 39 and Part 15 of the National Planning Policy Framework.

7. None of the Converter Station Development to be erected upon the site shall exceed 26 metres in height measured from the approved site level upon which they are to be constructed (save for any lightning protection measures which may exceed this height restriction).

REASON: In order to ensure a high-quality development in accordance with County Durham Plan Policies 29 and 39 and Part 15 of the National Planning Policy Framework.

Surface water drainage

8. No development in relation to the Converter Station Development shall commence until details of the surface water drainage works have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework (July 2021) and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- a) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- b) include a timetable for its implementation; and
- c) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The Converter Station Development shall be carried out in accordance with the approved details.

REASON: To prevent the increased risk of flooding, to ensure the appropriate management of surface water and foul water and to ensure the protection of water quality in accordance with County Durham Plan Policies 35 and 36 and Part 14 of the National Planning Policy Framework.

Lighting

9. No development in relation to the Converter Station Development shall commence until a scheme of permanent external lighting has been submitted to and approved in writing by the local planning authority. The details shall include a layout plan and a schedule of the equipment design (luminaire type, mounting height, aiming angles, luminaire profiles, and lighting times). Development of the converter station buildings shall be carried out in accordance with the approved details.

REASON: In order to minimise light spillage and glare and minimise impact upon ecological interests and in the interests of air safety, in accordance with Policies 31 and 41 of the County Durham Plan and Local Plan and Part 15 of the National Planning Policy Framework

Fencing

10. No development in relation to the Converter Station Development shall commence until a scheme showing details of the converter station perimeter security fencing, including pedestrian and vehicular access arrangements, has been submitted to and approved in writing by the local planning authority. The Converter Station Development shall be carried out in accordance with the approved details.

REASON: In order to ensure a high-quality development in accordance with County Durham Plan Policies 29 and 39 and Part 15 of the National Planning Policy Framework.

Noise from use of the buildings and the site

11. The rating level of noise emitted from the Converter Station Development (excluding vehicles travelling beyond the boundary of the site) shall not exceed the stated levels at the following location:
- o Woodlands Caravan Storage (Windemere Road) 40dB (1hr) 07.00 - 23.00 and 35dB LAeq (15 minutes) 23.00 - 07.00
- The measurements and assessment of noise levels shall be made in accordance with BS 4142:2014.

REASON: To safeguard the amenities of nearby residents in accordance with the County Durham Plan Policy 31, Part 15 of the National Planning Policy Framework

Archaeology

12. No development in relation to the Converter Station Development shall commence until the programme of archaeological work set out in the approved Written Scheme of Investigation for Archaeological Mitigation and Evaluation has been undertaken and approved by the local planning authority in writing

REASON: To safeguard any Archaeological Interest in the site in accordance with County Durham Plan Policy 44 and Part 16 of the National Planning Policy Framework. Required to be a pre-commencement condition as the archaeological investigation/mitigation must be devised prior to the development being implemented.

Contaminated land

13. No development shall commence until a land contamination scheme has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall be prepared by a suitably competent person and include a Phase 2 site investigation and ground gas risk assessment. If the Phase 2 site investigation identifies any unacceptable risks, a Phase 3 remediation strategy shall be prepared by a suitably competent person (including a programme of implementation and where necessary gas protection measures and method of verification) and submitted for approval by the Local Planning Authority.

If during development, contamination not previously identified by the land contamination scheme is found to be present at the site, then no further development shall be carried out until a remediation strategy prepared by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority detailing how this contamination shall be dealt with.

REASON: To ensure that the presence of contamination is identified, risk assessed, and proposed remediation works are agreed in order to ensure the site is suitable for use, in accordance with County Durham Plan Policy 32 and Part 15 of the National Planning Policy Framework. Required to be pre-commencement to ensure that the development can be carried out safely.

14. All remediation works shall be carried out in accordance with the approved remediation strategy prepared by a suitably competent person. The development shall not be brought

into use until a Phase 4 verification report has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the remediation works are fully implemented as agreed and the site is suitable for use, in accordance with County Durham Plan Policy 32 and Part 15 of the National Planning Policy Framework.

Construction and operational access and traffic management

15. No development in relation to the Converter Station Development shall commence until a Construction Traffic Management Plan has been submitted to and approved by the local planning authority in writing. The Construction Traffic Management Plan shall specify lorry routes, parking and turning provision to be made on site for construction vehicles and operatives' vehicles, measures to prevent mud from being deposited on the highway, and a programme of construction. The development in relation to the Converter Station Development shall be carried out in accordance with the approved Construction Traffic Management Plan.

REASON: In the interests of highway safety in accordance County Durham Plan Policy 21 and Part 9 of the National Planning Policy Framework

16. No development in relation to the Converter Station Development shall commence until details of the permanent access/egress point off Jade Business Park roundabout / Spring Road to be used in connection with the operation of the Converter Station Development, has been submitted to and approved by the local planning authority in writing. The details shall specify:
- a) The means of construction, the layout and width, the turning radii and visibility splays provided for the permanent access / egress point. The approved access / egress point off Jade Business Park roundabout / Spring Road for construction of the Converter Station Development and its operation shall be constructed and operated in accordance with the approved details.

REASON: In the interests of highway safety in accordance County Durham Plan Policy 21 and Part 9 of the National Planning Policy Framework

Construction Environmental Management Plan

17. No development in relation to the Converter Station Development shall commence until a Construction Environmental Management Plan has been submitted to and approved by the Local Planning Authority. The Construction Environmental Management Plan shall include:
- a) details of the working times and working arrangements;
 - b) details of a coal mining risk assessment and generic quantitative risk assessment and any appropriate remedial measures or construction methodologies;
 - c) details of the management of public access, via public highways and public or permissive rights-of-way, during the works;
 - d) a health and safety plan;
 - e) a management plan for noise, vibration, dust, smoke and odour emissions;
 - f) a detailed construction soil management plan, incorporating the provisions of the submitted 'Outline Construction Soil Management Plan';
 - g) a soil and land drainage management plan;
 - h) a site compound and working area drainage management plan;
 - i) an artificial light emissions plan;
 - j) a site waste management plan;
 - k) a pollution prevention and emergency incident response plan;
 - l) an ecological and biodiversity management plan, to be informed by updated pre-commencement surveys; and
 - m) a communications plan.

The carrying out of the Converter Station Development shall take place strictly in accordance with the Construction Environmental Management Plan approved pursuant to this condition unless any variation is first agreed in writing by the local planning authority.

REASON: In the interests of protecting the amenity of neighbouring site occupiers and users from the impacts of the construction phases of the development having regards to Policies 21 and 31 of the County Durham Plan and Part 15 of the National Planning Policy Framework. Required to be a pre-commencement condition and the details of the construction management statement must be agreed before works on site commence.

Tree protection

18. No development in relation to the Converter Station Development shall commence until a detailed scheme for tree protection in accordance with BS 5837:2012 relating to the existing trees and other planting which is to be retained, along with details about when the protective fencing is to be erected, has been submitted to and approved in writing by the local planning authority. The protective fencing shall be erected and thereafter retained in situ in accordance with the approved details.

REASON: To ensure the avoidance of damage to existing trees and natural features to be retained in accordance with County Durham Plan Policy 40 and Part 15 of the National Planning Policy Framework.

Landscaping implementation

19. No development in relation to the Converter Station Development shall commence, other than site remediation works, until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall be in general accordance with the Drawing SEGL1_T_ES_8-7_Outline Landscape Mitigation Plan and shall include the following:
- a) Trees, hedges and shrubs scheduled for retention.
 - b) Details of hard and soft landscaping including planting species, sizes, layout, densities, numbers.
 - c) Details of planting procedures or specification.
 - d) Finished topsoil levels and depths.
 - e) Details of temporary topsoil and subsoil storage provision.
 - f) Seeded or turf areas, habitat creation areas and details etc.
 - g) The establishment maintenance regime, including watering, rabbit protection, tree stakes, guards etc.
 - h) The approved landscaping scheme shall be implemented and completed in accordance with the approved details and timescales.
 - i) Any trees or plants which die, fail to flourish or are removed within 5 years of completion of the development shall be replaced in the next planting season with others of similar size and species. Replacements will be subject to the same conditions.

REASON: In order to ensure a high-quality development in accordance with County Durham Plan Policies 29 and 39 and Part 15 of the National Planning Policy Framework.

20. No development associated with the landscaping scheme for the Converter Station Development shall commence until details of all earth bunds associated with the approved landscaping scheme have been submitted to and approved in writing by the local planning authority. These details shall show:
- a) the proposed grading and mounding of land areas including the levels and contours to be formed;
 - b) the relationship of the mounding to the existing surrounding landform
 - c) that the soil to be used for the earth bunds is appropriate for its purpose, and is free from contamination which would pose a risk to human health, or the wider environment including water resources.

The Converter Station Development shall be carried out in accordance with the approved details.

REASON: In order to ensure a high-quality development in accordance with County Durham Plan Policies 29 and 39 and Part 15 of the National Planning Policy Framework.

C Substation Development

Planning conditions relating to the erection of a 400kV substation (buildings to a maximum height of 14 metres), associated vehicular access and roads to enable access / egress via the existing Hawthorn Pit substation access road, and security fencing.

Ground and floor levels

21. No development in relation to the erection of the Substation Development shall commence until details of the internal finished floor levels of buildings along with the finished levels of the associated access road, in relation to the existing and finished ground levels, have been submitted to and approved by the local planning authority in writing. The Substation Development shall be carried out in accordance with the approved details.

REASON: In order to ensure a high-quality development in accordance with County Durham Plan Policies 29 and 39 and Part 15 of the National Planning Policy Framework.

22. None of the Substation Development shall exceed 14 metres in height measured from the approved site level upon which they are to be constructed (save for any lightning protection measures which may exceed this height restriction).

REASON: In order to ensure a high-quality development in accordance with County Durham Plan Policies 29 and 39 and Part 15 of the National Planning Policy Framework.

Surface water drainage

23. No development in relation to the Substation Development shall commence until details of the surface water drainage works have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework (July 2021) and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:
- provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - include a timetable for its implementation; and
 - provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The Converter Station Development shall be carried out in accordance with the approved details.

REASON: To prevent the increased risk of flooding, to ensure the appropriate management of surface water and foul water and to ensure the protection of water quality in accordance with County Durham Plan Policies 35 and 36 and Part 14 of the National Planning Policy Framework

Lighting

24. No development in relation to the Substation Development shall commence until a scheme of permanent external lighting has been submitted to and approved in writing by the local planning authority. The details shall include a layout plan and a schedule of the equipment design (luminaire type, mounting height, aiming angles, luminaire profiles, and lighting times). Development of the substation shall be carried out in accordance with the approved details.

REASON: In order to minimise light spillage and glare and minimise impact upon ecological interests and in the interests of air safety, in accordance with Policies 31 and 41 of the

County Durham Plan and Local Plan and Part 15 of the National Planning Policy Framework

Fencing

25. No development in relation to the Substation Development shall commence until a scheme showing details of the substation perimeter security fencing, including pedestrian and vehicular access arrangements, has been submitted to and approved in writing by the local planning authority. The Substation Development shall be carried out in accordance with the approved details.

REASON: In order to ensure a high-quality development in accordance with County Durham Plan Policies 29 and 39 and Part 15 of the National Planning Policy Framework.

Noise from use of the buildings and the site

26. The rating level of noise emitted from the Substation Development (excluding vehicles travelling beyond the boundary of the site) shall not exceed the stated levels at the following location:
- o Woodlands Caravan Storage (Windemere Road) 40dB (1hr) 07.00 - 23.00 and 35dB LAeq (15 minutes) 23.00 - 07.00
- The measurements and assessment of noise levels shall be made in accordance with BS 4142:2014.

REASON: To safeguard the amenities of nearby residents in accordance with the County Durham Plan Policy 31, Part 15 of the National Planning Policy Framework.

Contaminated land

27. No development shall commence until a land contamination scheme has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall be prepared by a suitably competent person and include an updated Phase 2 site investigation and ground gas risk assessment. If the Phase 2 site investigation identifies any unacceptable risks, a Phase 3 remediation strategy shall be prepared by a suitably competent person (including a programme of implementation and where necessary gas protection measures and method of verification) and submitted for approval by the Local Planning Authority.

If during development, contamination not previously identified by the land contamination scheme is found to be present at the site, then no further development shall be carried out until a remediation strategy prepared by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority detailing how this contamination shall be dealt with.

REASON: To ensure that the presence of contamination is identified, risk assessed, and proposed remediation works are agreed in order to ensure the site is suitable for use, in accordance with County Durham Plan Policy 32 and Part 15 of the National Planning Policy Framework. Required to be pre-commencement to ensure that the development can be carried out safely.

28. All remediation works shall be carried out in accordance with the approved remediation strategy prepared by a suitably competent person. The development shall not be brought into use until a Phase 4 verification report has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the remediation works are fully implemented as agreed and the site is suitable for use, in accordance with County Durham Plan Policy 32 and Part 15 of the National Planning Policy Framework.

Construction and operational access and traffic management

29. No development in relation to the Substation Development shall commence until a Construction Traffic Management Plan has been submitted to and approved by the local planning authority in writing. The Construction Traffic Management Plan shall specify lorry routes, parking and turning provision to be made on site for construction vehicles and operatives' vehicles, measures to prevent mud from being deposited on the highway, and a programme of construction. The development in relation to the Substation Development shall be carried out in accordance with the approved Construction Traffic Management Plan.

REASON: In the interests of highway safety in accordance County Durham Plan Policy 21 and Part 9 of the National Planning Policy Framework

30. No development in relation to the Substation Development shall commence until details of the permanent access/egress point off the existing Hawthorn Pit substation access road to be used in connection with the operation of the Substation Development, has been submitted to and approved by the local planning authority in writing. The details shall specify:
- a) The means of construction, the layout and width, the turning radii and visibility splays provided for the permanent access / egress point.
- The approved access / egress point off the existing Hawthorn Pit substation access road for construction of the Substation Development and its operation shall be constructed and operated in accordance with the approved details.

REASON: In the interests of highway safety in accordance County Durham Plan Policy 21 and Part 9 of the National Planning Policy Framework

Construction Environmental Management Plan

31. No development in relation to the Substation Development shall commence until a Construction Environmental Management Plan has been submitted to and approved by the Local Planning Authority. The Construction Environmental Management Plan shall include:
- a) details of the working times and working arrangements;
 - b) details of a coal mining risk assessment and generic quantitative risk assessment and any appropriate remedial measures or construction methodologies
 - c) details of the management of public access, via public highways and public or permissive rights-of-way, during the works;
 - d) a health and safety plan;
 - e) a management plan for noise, vibration, dust, smoke and odour emissions;
 - f) a detailed construction soil management plan, incorporating the provisions of the submitted 'Outline Construction Soil Management Plan';
 - g) a soil and land drainage management plan;
 - h) a site compound and working area drainage management plan;
 - i) an artificial light emissions plan;
 - j) a site waste management plan;
 - k) a pollution prevention and emergency incident response plan;
 - l) an ecological and biodiversity management plan, to be informed by updated pre-commencement surveys; and
 - m) a communications plan.

The carrying out of the Substation Development shall take place strictly in accordance with the Construction Environmental Management Plan approved pursuant to this condition unless any variation is first agreed in writing by the local planning authority.

REASON: In the interests of protecting the amenity of neighbouring site occupiers and users from the impacts of the construction phases of the development having regards to Policies 21 and 31 of the County Durham Plan and Part 15 of the National Planning Policy Framework. Required to be a pre-commencement condition and the details of the construction management statement must be agreed before works on site commence.

Tree protection

32. No development in relation to the Substation Development shall commence until a detailed scheme for tree protection in accordance with BS 5837:2012 relating to the existing trees and other planting which is to be retained, along with details about when the protective fencing is to be erected, has been submitted to and approved in writing by the local planning authority. The protective fencing shall be erected and thereafter retained in situ in accordance with the approved details.

REASON: To ensure the avoidance of damage to existing trees and natural features to be retained in accordance with County Durham Plan Policies 29 and 39 and Part 15 of the National Planning Policy Framework.

Landscaping implementation

33. No development in relation to the Substation Development shall commence, other than site remediation works, until a detailed landscaping scheme has been submitted to and approved in writing by the local planning authority. The landscape scheme shall be in general accordance with the Drawing SEGL1_T_ES_8-7_Outline Landscape Mitigation Plan and shall include the following:
- a) Trees, hedges and shrubs scheduled for retention.
 - b) Details of hard and soft landscaping including planting species, sizes, layout, densities, numbers.
 - c) Details of planting procedures or specification.
 - d) Finished topsoil levels and depths.
 - e) Details of temporary topsoil and subsoil storage provision.
 - f) Seeded or turf areas, habitat creation areas and details etc.
 - g) The establishment maintenance regime, including watering, rabbit protection, tree stakes, guards etc.
 - h) The approved landscaping scheme shall be implemented and completed in accordance with the approved details and timescales.
 - i) Any trees or plants which die, fail to flourish or are removed within 5 years of completion of the development shall be replaced in the next planting season with others of similar size and species. Replacements will be subject to the same conditions.

REASON: To ensure appropriate planting is provided and maintained to ensure a high quality development in accordance with County Durham Plan Policy 39 and Part 15 of the National Planning Policy Framework.

34. No development associated with the landscaping scheme for the Substation Development shall commence until details of all earth bunds associated with the approved landscaping scheme have been submitted to and approved in writing by the local planning authority. These details shall show:
- a) the proposed grading and mounding of land areas including the levels and contours to be formed;
 - b) the relationship of the mounding to the existing surrounding landform
 - c) that the soil to be used for the earth bunds is appropriate for its purpose, and is free from contamination which would pose a risk to human health, or the wider environment including water resources.

The Substation Development shall be carried out in accordance with the approved details.

REASON: In order to secure the satisfactory appearance of the development in accordance with County Durham Plan Policies 29 and 39 and Part 15 of the National Planning Policy Framework.

D Open Space Development

Planning conditions relating to the laying out of public open space to the west of the Converter Station Development, including planting of native woodland, native scrub, native hedgerows, scattered trees, and grassland.

35. No development associated with the Open Space Development shall commence until a details of the public open space have been submitted to and approved by the local planning authority in writing. The Open Space Development shall be in general accordance with the Drawing SEGL1_T_ES_8-7_Outline Landscape Mitigation Plan and shall include the following:
- a) Trees, hedges and shrubs scheduled for retention.
 - b) Details of hard and soft landscaping including planting species, sizes, layout, densities, numbers.
 - c) Details of planting procedures or specification.
 - d) Finished topsoil levels and depths.
 - e) Details of temporary topsoil and subsoil storage provision.
 - f) Seeded or turf areas, habitat creation areas and details etc.
 - g) The establishment maintenance regime, including watering, rabbit protection, tree stakes, guards etc.
 - h) The approved landscaping scheme shall be implemented and completed in accordance with the approved details and timescales.
 - i) Any trees or plants which die, fail to flourish or are removed within 5 years of completion of the development shall be replaced in the next planting season with others of similar size and species. Replacements will be subject to the same conditions.

REASON: To ensure a programme of delivery of high quality public open space in accordance County Durham Plan Policy 26 and Part 8 of the National Planning Policy Framework.

36. The Open Space Development shall be carried out in accordance with the approved programme of work.

REASON: To ensure a programme of delivery of high quality public open space in accordance County Durham Plan Policy 26 and Part 8 of the National Planning Policy Framework.

Archaeology

37. No development in relation to the Open Space Development shall commence until the programme of archaeological work set out in the approved Written Scheme of Investigation for Archaeological Mitigation and Evaluation has been undertaken and approved by the local planning authority in writing

REASON: To safeguard any Archaeological Interest in the site in accordance with County Durham Plan Policy 44 and Part 16 of the National Planning Policy Framework. Required to be a pre-commencement condition as the archaeological investigation/mitigation must be devised prior to the development being implemented.

Tree protection

38. No development in relation to the Open Space Development shall commence until a detailed scheme for tree protection in accordance with BS 5837:2012 relating to the existing trees and other planting which is to be retained, along with details about when the protective fencing is to be erected, has been submitted to and approved in writing by the local planning authority. The protective fencing shall be erected and thereafter retained in situ in accordance with the approved details.

REASON: To ensure the avoidance of damage to existing trees and natural features to be retained in accordance with County Durham Plan Policy 40 and Part 15 of the National Planning Policy Framework.

PART 3 – APPROVED PLANS

Plan	Drawing No.	Date Received
Proposed Site Layout	SEGL1TPA_2_v3_20220517	23 Jun 2022
Hawthorn Pit Converter Station Zoned Plan Sketch	PDD-30317-SK-003 Rev P4	23 Jun 2022
Figure 8-7 Outline Landscape Mitigation Plan	SEGL1TES_8-7_v2_20220518	23 Jun 2022
Proposed Substation Indicative Layout	PDD_30317_LAY_504 Rev P3	23 Jun 2022
Proposed Substation Indicative Elevations	PDD_30317_LAY_505 Rev P2	23 Jun 2022
Hawthorn Pit Converter Station Proposed Converter Station Elevations - Maximum Parameters	PDD-30317-SK-005 Rev P1	23 Jun 2022
Proposed Converter Station Site Layout	SEGL1TPA_4_v3_20220505	23 Jun 2022
Site Location Plan	SEGL1TPA_1_v3_20220517	23 Jun 2022
SEGL1 English Onshore Scheme	SEGL1TPA_3_v5_20220505 1	23 Jun 2022
SEGL1 English Onshore Scheme	SEGL1TPA_3_v5_20220505 2	23 Jun 2022
SEGL1 English Onshore Scheme	SEGL1TPA_3_v5_20220505 3	23 Jun 2022
Proposed Substation Indicative Layout	PDD_30317_LAY_504 Rev P3	7 Jun 2022
Site Location Plan	SEGL1_T_PA_1_v3_20220517	7 Jun 2022
Proposed Site Layout	SEGL1_T_PA_2_v3_20220517	7 Jun 2022
Proposed Converter Station Elevations - Maximum Parameters	PDD-30317-SK-005 Rev P1	7 Jun 2022
Proposed Substation Indicative Elevations	PDD_30317_LAY_505 Rev P2	7 Jun 2022
Zoned Plan Sketch	PDD-30317-SK-003 Rev P4	7 Jun 2022
Outline Landscape Mitigation Plan	SEGL1TES_8-7v2_20220518	7 Jun 2022
Site Layout	SEGL1_T_PA_4_v3_20220505	7 Jun 2022
SEGL1 English Onshore Scheme	SEGL1_TPA3_v5_20220505 1	7 Jun 2022
SEGL1 English Onshore Scheme	SEGL1_TPA3_v5_20220505 2	7 Jun 2022
SEGL1 English Onshore Scheme	SEGL1_TPA3_v5_20220505 3	7 Jun 2022

STATEMENT OF PROACTIVE ENGAGEMENT

In accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has, without prejudice to a fair and objective assessment of the proposals, issues raised and representations received, sought to work with the applicant in a positive and proactive manner with the objective of delivering high quality sustainable development to improve the economic, social and environmental conditions of the area in accordance with the NPPF.

SIGNATURE

Signed:

Date: 28 July 2023



Michael Kelleher
Head of Planning and Housing

INFORMATIVES

Section 106 Agreement

You are reminded that the approved development is the subject of a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).

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 2023 until 31st December 2024

IMPORTANT NOTICE

THIS PERMISSION IS NOT VALID UNLESS THE CONDITIONS LISTED ARE COMPLIED WITH

NOTES TO APPLICANT

Further Information

This certificate is issued under the Town and Country Planning Acts and Orders and does not constitute a permission, approval or consent for any other purpose. Applications must therefore be made for any other permission, approval or consent (including Building Regulations approval or the approval of the Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development. Further approval of this local planning authority must be obtained for any subsequent alterations to the approved plans.

Appeals to the Secretary of State

* If the applicant is aggrieved by the decision of the Council to refuse permission, they may appeal under Section 78 of the Town and Country Planning Act 1990, within six months of the date of this notice. In the case of 'Householder' or some forms of minor commercial development, the appeal must be made within 12 weeks of the date of this notice. If an enforcement notice relates to the site, there may be a shorter period for making the appeal. Please contact us for further advice.

Purchase Notice

* If the local planning authority or Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he 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. This will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation

* In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application.

* These circumstances are set out in Part IV and related provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.

Public Rights Of Way

This planning permission does not convey any rights to stop up, divert, obstruct or otherwise effect public rights of way, and appropriate orders must be sought for these purposes before any development starts.

The Definitive Map of Public Rights of Way can be viewed at www.durham.gov.uk

Regeneration, Economy and Growth
Durham County Council
Planning Development (Strategic)
Room 4/123-128, County Hall, Durham DH1 5UL Main
Telephone: 03000 262 830



NOTIFICATION OF COMMENCEMENT OF DEVELOPMENT

Planning Reference: DM/22/01663/OUT
Address of Works: Hawthorn Grid Site Murton DH6 2RX
Case Officer: Chris Shields

I confirm that the above development will begin on site on: _____

and end approximately on: _____

Name (please print) _____

Signed: _____ Date: _____

Contact Tel No: _____

Submission of this notice will allow us to help you by monitoring your development effectively. Please return it at least 2 weeks before work begins on site to planning@durham.gov.uk or the address above.

IMPORTANT INFORMATION

There may be a number of conditions attached to your planning permission. Please read this carefully and note those details which require the approval of Durham County Council before your development begins on site. It is particularly important that these conditions are fully complied with as failure to do so may have the effect of invalidating your planning permission. The approval of a further planning application would then be necessary in order for you to proceed with the development.

Once the development has commenced the Monitoring and Enforcement Officer may inspect the site to ensure that the requirements of all conditions are fully met and that your approved plans are being precisely followed. In the event of any non-compliance Durham County Council will consider the taking of enforcement action to remedy the situation.

Thank you for your co-operation