Newcastle City Council

Owner/Occupier
6 Mariners Wharf
Newcastle upon Tyne
NE1 2BJ

The person dealing with this matter is:
Julie Seaton
Development Management
Civic Centre, Barras Bridge
Newcastle upon Tyne, NE1 8QH
Email:julie.seaton@newcastle.gov.uk
www.newcastle.gov.uk

27 April 2020

Dear Sir/Madam

The following application for planning permission has been made to the City Council. This is your opportunity to comment. If you need this information in another format or language please contact the sender.

Reference:	2020/0506/01/DET
Site Location:	Plot 12 East Quayside,
Proposal:	Erection of residential development comprising 292 apartments (Class C3), up to 500m2 (NIA) ground floor resident amenity/commercial space (Class A1/A2/A3/A4/B1/D2) within a building of between 11 and 15 storeys (including ground floor) with further resident amenity space, storage, associated access, car parking, landscaping and urban realm works

You can look at the application, plans and other submitted documents on our website at www.newcastle.gov.uk/viewplanning or by visiting the City Library, First Floor, Charles Avison Building, 33 New Bridge Street West, Newcastle upon Tyne, NE1 8AX between 10am and 4:30pm Monday to Friday. Guidance on how to view the application is provided on the back of this letter. If you would like to discuss the application you should email the case officer, t on julie.seaton@newcastle.gov.uk.

You can make comments online at www.newcastle.gov.uk/viewplanning or in writing to Development Management, Civic Centre, Newcastle upon Tyne, NE1 8QH. **Please quote reference 2020/0506/01/DET.** Anonymous comments will not be taken into account, so please state your name, address and postcode. Any comments you make will be scanned and made publicly available to view on our website. Read our Privacy Notice if you would like to know more, it sets out how we use information in the course of our work as a Local Planning Authority. The notice is available to view on the planning pages of the council website **Comments about the application must be received within 23 days of the date of this letter.**

If this application relates to a domestic property please note that if the application is refused and an appeal is lodged against the decision, any comments made about the application will be sent to the Secretary of State and there will be no further opportunity to comment at the appeal stage.

Information about the planning process and how decisions are made on applications can be found on our website at www.newcastle.gov.uk/planningprocess. If you would like to be informed of progress on the application there are two options. Once you have registered on our website you can opt to track the application and received regular email updates. Alternatively, you can phone the case officer.

Yours faithfully
Development Management Validation Team

What issues are relevant to the planning decision?

The City Council can only take land use planning issues into account when it makes a decision on the application. These will vary depending on the proposal and the site circumstances, but may include:

- The council's planning policies
- Central government planning guidance
- The size, appearance, layout and density of the proposed development
- Daylight, sunlight and overshadowing
- Overlooking or loss of privacy
- Means of access, parking, servicing, traffic generation, highway safety
- Impact on landscape and ecological habitats
- Effect on listed buildings, conservation areas and archaeology

- Noise and disturbance
- Air quality and odours
- Contamination
- Flood risk
- Renewable energy, sustainability of proposed development
- Crime prevention and community safety

The following issues are not usually relevant to the planning decision:

- Private property matters such as boundary and access disputes, rights to light, restrictive covenants, capacity of private drains, damage to property during construction
- Effects on property value
- Trade competition
- Loss of view
- Building Regulations matters such as structural safety and fire prevention and matters covered by other laws such as alcohol and gaming licences.
- The applicant's personal conduct, history or motives.
