

---

## REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

**Applicant:** Brian Mackenow  
38, West Sunnyside  
Sunderland  
SR1 1BU

**Search Reference:** 1920\_00930  
**Fee:** £119.00

**Property:** 8, Manston Close  
Moorside  
Sunderland  
SR3 2RR

**Additional Properties:** None

**Other Roads etc:** Any adjoining side or back streets

I refer to your Standard Enquiries relating to the above property. These replies relate to that property as shown on the location plan where supplied. The replies are given subject to the Notes to the Standard Enquiries.

*All correspondence relating to these answers should quote the official Search Reference.*



Chief Solicitor

Chief Solicitor

## Standard Enquiries of Local Authority

### PLANNING AND BUILDING REGULATIONS

#### 1.1 Planning and building decisions and pending applications

Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications or agreements?

(a) a planning permission

REFERENCE: 88/01724/10 (88/1540)  
PROPOSAL: ERECTION OF KITCHEN & BEDROOM EXTENSION.  
ADDRESS: 8 Manston Close  
Sunderland  
Tyne And Wear  
SR3 2RR  
DECISION: Approve Conditionally  
DATE OF DECISION: 29/12/1988  
DATE DECISION ISSUED: 29/12/1988

(b) a listed building consent

None

(c) a conservation area consent

None

(d) a certificate of lawfulness of existing use or development

None

(e) a certificate of lawfulness of proposed use or development

None

(f) a certificate of lawfulness of proposed works for listed buildings

None

(g) a heritage partnership agreement

None

(h) a listed building consent order

None

(i) a local listed building consent order

None

(j) building regulation approval

None

(k) building regulation completion certificate and

None

(l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?

REFERENCE: 13/13684/CIGA  
DESCRIPTION: Installation of Cavity Wall Insulation  
RECEPTION DATE: 22/08/2012

REFERENCE: 17/10853/GASAFE  
DESCRIPTION: Install a gas-fired boiler  
RECEPTION DATE: 29/11/2017

### **Informative**

*This reply does not cover other properties in the vicinity of this property.*

*The reply to Q.1.1 (a) (b) (c) (d) (e) (f) (g) (h) & (i) is limited to entries post 1st April 1974. If the applicant considers there may be material entries pre 1st April 1974, a written enquiry should be directed to Development Control, Office of the Chief Executive, at the Civic Centre, Sunderland SR2 7DN. The Council nor any officer of the Council is responsible to the Applicant in respect of any such pre 1st April, 1974 entries. The onus is on the applicant.*

*The reply to Q.1.1 (j) (k) & (l) is limited to entries post 1st April 1997. If the applicant considers there may be material entries pre 1st April 1997, a written enquiry (for which there will be a charge) should be directed to Building Control, Office of the Chief Executive, at the Civic Centre, Sunderland SR2 7DN. The Council nor any officer of the Council is responsible to the Applicant in respect of any such pre 1st April, 1997 entries. The onus is on the Applicant.*

*As from 1st April 2002 the installation of a replacement window, rooflight, roof window or specified type of glazed door must either have building regulation approval or be carried out and certified by a person who is registered under the Fenestration Self-Assessment Scheme by the Glass and Glazing Federation.*

*The above answer(s) relate only to our Building Regulations records for the exact address given above. Note: There may be other Building Regulations records relating to the original housing estate plot or unit or a commercial property development address. Any further requests for such Building Control records should be made in writing to Building Control, quoting the estate, development or developers details. These prior records would have to be searched manually at an additional cost.*

*Q1.1 (l) The local authority may not always be aware of such works and enquiries should also be made of the seller.*

## **1.2 Planning designations and proposals**

**What designations of land use for the property, or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?**

Draft Core Strategy & Development Plan. This plan sets out the long-term plan for development across the city to 2033. The Council formally submitted the Plan to the Secretary of State in December 2018. The Planning Inspectorate have now appointed a Planning Inspector to hold an Examination in Public for the Plan. Further details of the Examination process can be found at [www.sunderland.gov.uk/csdpeip](http://www.sunderland.gov.uk/csdpeip).

Hetton Downs Housing Delivery Plan, approved July 2013. Hetton Downs Area Action Plan, currently at Preferred Option stage: 10.05.07 (there are no current plans for this to be adopted as a final Area Action Plan). Draft policies within this plan only apply to the Hetton Downs/Eppleton area.

International Advanced Manufacturing Park Area Action Plan (IAMP AAP): Adopted 30.11.2017.

FY1 - The IAMP AAP policies apply to an area of land to the north of the existing Nissan site. The AAP is a joint plan which has been prepared and adopted by both Sunderland City Council and South Tyneside Council, as the land falls within both authority boundaries. The Policies of the AAP supersede UDP Policies WA19, CN23 and WA26 where they fall within the boundaries of the Area Action Plan.

For further information please contact the Planning Policy Section. Tel: 0191 561 1516

Email: [planningpolicy@sunderland.gov.uk](mailto:planningpolicy@sunderland.gov.uk)

Existing (Adopted) Development Plans:- Unitary Development Plan (UDP): Adopted 7.9.1998(i) The policies of the 1998 UDP were saved 14.2.2007 with the following exceptions:- EC10, H3, H5, H9, S5, B9, M4, M7, SA8, SA15, SA41, SA44, SA56, SA59, SA72, SA87, SA91, NA33, NA41, WA4, WA10, WA23 FY1 - The UDP covers the entire City including Central Sunderland: some UDP policies in Central Sunderland have been superceded by those in Alteration No. 2. UDP Alteration No.2 (Central Sunderland): Adopted 10. 9.2007 (ii)The policies of the UDP Alteration No. 2 were saved 24.6.2010 FY1 - These policies only apply to the Central Sunderland area.

Proposals are as follows:-

EN10 CN\_23 Wildlife Corridors (CN23)

#### **Informative**

*For further information on UDP policy matters please contact the Planning Policy Section, Office of the Chief Executive, Civic Centre, Sunderland SR2 7DN*

*For further information on the Hetton Downs Area Action Plan please contact the Regeneration Team, Office of the Chief Executive, Civic Centre, Sunderland SR2 7DN*

*This reply reflects policies or proposals in any existing development plan and in any formally proposed alteration or replacement plan, but does not include policies contained in planning guidance notes.*

*Enquiries should be directed to Head of Planning and Regeneration, Civic Centre, Sunderland SR2 7DN.*

## **ROADS AND PUBLIC RIGHTS OF WAY**

### **Roadways, footways and footpaths**

#### **2.1 Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:**

(a) highways maintainable at public expense

Manston Close and footpaths to north east and south east are highways maintainable at public expense. Garage forecourts to north west are not maintainable at public expense.

(b) subject to adoption and, supported by a bond or bond waiver

None

(c) to be made up by a local authority who will reclaim the cost from the frontagers

None

(d) to be adopted by a local authority without reclaiming the cost from the frontagers

None

**Informative**

*If a road, footpath or footway is not a highway, there may be no right to use it. The Council cannot express an opinion, whether or not any existing or proposed highway directly abuts the boundary of the property.*

*The enquiries in questions 3.1 to 3.15 relate only to matters which are not entered on the appropriate local land charges register. If anyone wishes to know what is on the local land charges register they will have to search on it.*

**Public rights of way**

**2.2 Is any public right of way which abuts on, or crosses the property, shown in a definitive map or revised definitive map?**

None

**2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property, on the Register?**

No

**2.4 Are there any legal orders to stop up, divert, alter or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map?**

No

**2.5 If so, please attach a plan showing the approximate route.**

Not applicable

**OTHER MATTERS**

**Note: Matters entered onto the Local Land Charges Register, or visible by property/site inspection, will not be referred to (where relevant) in answer to the enquiries 3.1. to 3.15. below.**

**3.1 Land required for public purposes**

**Is the property included in land required for public purposes?**

No

**Informative**

*Matters already entered on the Local Land Charges Register will not be revealed to in answer to this enquiry.*

**3.2 Land to be acquired for road works**

**Is the property included in land to be acquired for road works?**

No

**Informative**

*Matters already entered on the Local Land Charges Register will not be revealed to in answer to this enquiry.*

**3.3 Drainage matters**

(a) Is the property served by a sustainable urban drainage system (SuDS)?

No

(b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?

No

(c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?

Not applicable

**3.4 Nearby road schemes**

**Is the property (or will it be) within 200 metres of any of the following?**

(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme

No

(b) the centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway

No

(c) the outer limits of construction works for a proposed alteration or improvement to an existing road involving:-

No

(d) the outer limits of:

City Way dualling approximately 200 metres. For further information contact Transportation Development on 0191 561 1562.

(e) the centre line of the proposed route of a new road under proposals published for public consultation

No

(f) the outer limits of:-

No

### 3.5 Nearby railway schemes

(a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?

No

(b) Are there are any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?

No

### 3.6 Traffic schemes

**Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property?**

(a) permanent stopping up or diversion

No

(b) waiting or loading restrictions

No

(c) one way driving

No

(d) prohibition of driving

No

(e) pedestrianisation

No

(f) vehicle width or weight restriction

No

(g) traffic calming works including road humps

No

(h) residents parking controls

No

(i) minor road widening or improvement

No

(j) pedestrian crossings

No

(k) cycle tracks

No

(l) bridge building

No

**Informative**

*Matters already entered on the Local Land Charges Register will not be revealed to in answer to this enquiry.*

*The Councils computerised records of the Traffic Schemes Database do not extend back before 1st April 2002 and this reply covers only the period since that date. Prior records would have to be searched manually at an additional cost.*

*In some circumstances, road closure orders can be obtained by third parties from magistrates courts or can be made by the Secretary of State for Transport, without involving the Council.*

**3.7 Outstanding notices**

**Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this form?**

(a) building works

No

(b) environment

No

(c) health and safety

No

(d) housing

No

(e) highways

No

(f) public health



No

(g) flood and coastal erosion risk management

No

**Informative**

*Matters already entered on the Local Land Charges Register will not be revealed to in answer to this enquiry.*

**3.8 Contravention of building regulations**

**Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in building regulations?**

No

**3.9 Notices, orders, directions and proceedings under Planning Acts**

**Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following?**

(a) an enforcement notice

No

(b) a stop notice

No

(c) a listed building enforcement notice

No

(d) a breach of condition notice

No

(e) a planning contravention notice

No

(f) another notice relating to breach of planning control

No

(g) a listed building repairs notice

No

(h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation

No

(i) a building preservation notice

No

(j) a direction restricting permitted development

No

(k) an order revoking or modifying planning permission

No

(l) an order requiring discontinuance of use or alteration or removal of building or works

No

(m) a tree preservation order

No

(n) proceedings to enforce a planning agreement or planning contribution

No

**Informative**

*Matters already entered on the Local Land Charges Register will not be revealed to in answer to this enquiry.*

**3.10 Community infrastructure levy (CIL)**

(a) Is there a CIL charging schedule?

No

(b) If, yes, do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-

Not applicable

(c) Has any demand notice been suspended?

No

(d) Has the Local Authority received full or part payment of any CIL liability?

No

(e) Has the Local Authority received any appeal against any of the above?

No

(f) Has a decision been taken to apply for a liability order?

No

(g) Has a liability order been granted?

No

(h) Have any other enforcement measures been taken?

No

**Informative**

*At present a draft Community Infrastructure levy (CIL) charging schedule has not as yet been prepared. It is the intention that this will be brought forward in parallel with the Core Strategy element of the City's Local Plan. Further details of the plan programme can be found on the Council's website.*

**3.11 Conservation area**

**Do the following apply in relation to the property?**

(a) the making of the area a conservation area before 31 August 1974

No

(b) an unimplemented resolution to designate the area a Conservation Area

No

**3.12 Compulsory purchase**

**Has any enforceable order or decision been made to compulsorily purchase or acquire the property?**

No

**Informative**

*Matters already entered on the Local Land Charges Register will not be revealed to in answer to this enquiry.*

**3.13 Contaminated land**

**Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property)?**

(a) a contaminated land notice

No

---

(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990

No

(c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice

No

**Informative**

*A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination, or from the risk of it, and the reply may not disclose steps taken by another local authority in whose area adjacent or adjoining land is situated.*

**3.14 Radon gas**

**Do records indicate that the property is in a "Radon Affected Area" as identified by Public Health England or Public Health Wales?**

No

**Informative**

*Radon Affected Areas are designated by the National Radiological Protection Board. It is recommended that the level of radon gas should be measured in all properties within Radon Affected Areas. The present owner or (for a new property) the builder should be asked whether protective measures were incorporated in the construction of the property; whether radon levels have been measured in the property; whether the results were at or above the Action Level (prescribed by the NRPB) and if so whether remedial measures were installed and whether the radon levels were retested and confirmed the effectiveness of the measures. A guide containing further information about Radon Affected Areas is available free from DFRA Warehouse Publications Admail 6000, London SW1A 2XX (Telephone 08459 556000, fax 020 8957 5012) or from DEFRA Radioactive Substances Division, Zone 4/E7, Ashdown House, 123 Victoria Street, London SW1E.*

**3.15 Assets of Community Value**

(a) Has the property been nominated as an asset of community value?

No

(b) If the property is listed:

Not applicable

**Informative**

*Matters already entered on the Local Land Charges Register will not be revealed to in answer to this enquiry.*

---

*These replies have been given in accordance with the notes appended to CON29 form.*

*References to the provisions of particular Acts of Parliament or Regulations include any provisions which they have replaced and also include existing or future amendments or re-enactments.*

*The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying local authority, but none of the local authorities or their officers accepts legal responsibility for an incorrect reply, except for negligence. Any legal responsibility for negligence will be owed to the person who raised the enquiries and the person on whose behalf they were raised. It will also be owed to any other person who has knowledge (personally or through an agent) of the replies before the time when he purchases, takes a tenancy of, or lends money on the security of the property or (if earlier) the time when he becomes contractually bound to do so.*

*This Form should be read in conjunction with the guidance notes available separately.*

*Area means any area in which the property is located.*

*References to the Local Authority include any predecessor Local Authority and also any Local Authority committee, sub-committee or other body or person exercising powers delegated by the Local Authority and their approval includes their decision to proceed. The replies given to certain enquiries cover knowledge and actions of both the District Local Authority and County Local Authority.*

*Where relevant, the source department for copy documents should be provided.*

Signed:



On behalf of: Sunderland City Council  
**Date:** 09-Jan-2020