

**Planning and Development Team (P&D)**  
**Planning comments for Newcastle City Council – April 2025**

Application Reference	Application Type	Location Details	Proposal
<a href="#">2021/2404/01/EIA</a>	EIA Development	Land on the former Malmo & Spillers Quays on the north bank of the River Tyne, Quayside Road, Newcastle Upon Tyne	Amended description: Detailed hybrid planning application for 10 storey residential block containing 43 no. apartments & 50 sq. metres commercial floorspace (Class E) on NW corner of Malmo Quay; 13no. three storey residential town houses E & S sides Malmo Quay; 3 storey building comprising Cycle Hub (incl café & workshop space) (Class E) & 2 maisonette flats above; commercial unit (Class E); car & cycle parking, associated public realm & open space works, stopping up areas of public highway & highways improvement works all on Malmo Quay; new electrical substation on land north of Quayside Road, adjacent to existing electrical sub-station. Outline planning application incl details of means of access (all other matters reserved) for residential & commercial development (Class E) comprising: demolition of existing Cycle Hub building, erection of between 3 & 4 storey residential blocks for max 80 dwellings, with associated works to public realm & open spaces, car parking along Quayside & erection of commercial units on land at Spillers Quay as amended by further Environmental Statement Addendum (Volume 2) & associated revised plans and supporting documents received 06/03/25 .
<b>Planning Officer</b>	Lucille Robertson		
	<p><b>The Northumberland and Newcastle Society (N&amp;N) is firmly opposed to the grant of planning consent for this application in its current form.</b></p> <p>The Society commented on the previous iteration of this scheme in September 2022 where we highlighted the lack of detail provided in respect of the Spillers Wharf element. We continue to be perplexed as to the rationale for this hybrid proposal with its primary focus on Malmo Quay rather than the much greater capacity for scale at Spillers Wharf. It appears the logic for this approach has since been further undermined as a result of the demise of the proposed ‘Giants of the Tyne’ development adjacent to Spillers Wharf.</p>		

## Northumberland and Newcastle Society (N&N)

It is evident that technical challenges for Malmo Quay, including the presence of a substantial sewage handling facility, were underestimated when the site was acquired by its current owners. The proposals appear to seek to develop every conceivable element of Malmo Quay, giving the impression that the primary aim of the scheme is to recover remediation and land purchase costs. It is equally apparent there is very significant local opposition to the Malmo Quay site proposals and in the Society's view the developer would greatly benefit from the careful consideration of these valid concerns.

Notwithstanding our generic observations on the wisdom of combining these schemes in a hybrid application, we believe the application lacks sufficient clarity. The supporting documents for the proposed Spillers' Wharf development are confusing and seem to suggest 2 differing plans for the site.

The Society has recommended moving the bulk of residential units to Spillers Wharf and notes the developer suggests that property values due to being more distant from the City Centre would make this unviable. This assessment appears to lack credibility given Spillers Wharf proximity to the highly desirable and globally recognised Ouseburn Valley neighbourhood.

The Tyne Gorge has long been recognised as one of the visual jewels in the crown, not only for Newcastle but equally all of Tyneside's communities. This immense visual asset embodies the global identity of our great city and is an enduring symbol of centuries of style, ingenuity and engineering skills that are hallmarks of this truly outstanding region of England. The City Council's tall buildings planning guidance makes specific reference to presumption against tall buildings on the River Tyne bankside and the [Society reflects this in its own tall buildings policy](#).

In our previous submissions in response to the initial application for this scheme we highlighted our profound concern at its harmful impact on the local environment and specifically the Ouseburn Valley. This concern arises principally from the prominence and focus of the development on the proposed tall building at Malmo Quay, albeit that other elements of the scheme raise further questions.

The Society notes the substantial reduction in height (to 10 storeys) of the tall building at Malmo Quay from the original planning submission. For such a sensitive site the proposed tower requires a design of exceptional quality to justify consideration. It appears living space provision compares very unfavourably with similar local developments e.g. Ochre Yards, Gateshead, resulting in potentially poor outcomes for residents with cramped inside space. In our earlier comments we noted the revised design of the tall building was an improvement on the initial excessively tall submission. Notwithstanding this, we would emphasise the importance of ensuring appropriate materials are used throughout and specifically on all visual faces.

We also continue to believe an unambiguous sustainable transport strategy is required for the entirety of the scheme with specific reference to how this interfaces with generic Quayside route development.

**Northumberland and Newcastle Society (N&N)**

<a href="#">2025/0514/01/LBC</a>	Detailed Application	Keelmens Hospital City Road, Newcastle Upon Tyne,	Restore & reconfigure existing building to create 12no. apartments on ground floor & 8no. apartments to 1 <sup>st</sup> floor, restore & clean external brickwork, create new entrance from Garth Heads including steps, ramp & bridge. Internal re-configuration works, openings made in existing internal corridors to install windows. Install PV panels to roof, external bin store, plant room & ASHP. Provision for cycle storage, with associated hard & soft landscaping to internal communal courtyard.
<a href="#">2025/0513/01/DET</a>	Detailed Application	As above	As above
<b>Planning Officer</b>	Lucille Robertson		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) enthusiastically supports grant of approval for this scheme.</b></p> <p>The Keelmens' Hospital is among the most historically significant buildings in the City of Newcastle and it is intrinsically linked to the evolution of this great city. It is evident that a great deal of research, preparation and careful attention to detail has been applied to these proposals. The developer, design team and their partners deserve the highest praise for such a high quality scheme.</p> <p>On a practical level we commend the ambitions of this development, in particular the return of the building to its original purpose in providing social housing with the opportunity for residents to experience the historic sense of place that is such a feature of this outstanding heritage asset. The Society is delighted to see this scheme being brought forward and enthusiastically supports it being granted planning approval.</p>		
<a href="#">2025/0554/01/LBC</a>	Listed Building Consent	Tyne Theatre And Opera House 111-113 Westgate Road, Newcastle Upon Tyne, NE1 4AG	Recreate & expand the basement under the main theatre to create the Pit Bar, restore staircase link to ground floor, add lift access & create new link to cellar under existing secondary access to west providing access & secondary means of escape along with newly created toilets & cellar area.
<b>Planning Officer</b>	Katie Rowe		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of approval for this scheme.</b></p> <p>We commend the dedicated approach of the owners of this unique and valued heritage asset to protecting and celebrating the historic fabric and features of the Tyne Theatre and Opera House. It is evident this is one of a number of separate applications relating to the generic renovation of this wonderful building of quality and style.</p>		

## Northumberland and Newcastle Society (N&N)

	<p>The Society recognises this scheme as a very welcome element in the continuing respectful treatment of the entire building.</p>
--	--