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The St. Nicholas Building
St. Nicholas Street
Newcastle upon Tyne NE1 1RF

0191 261 5685
newcastle@lichfields.uk
lichfields.uk

David Pedlow
Planning Services
Redcar and Cleveland Borough Council
Redcar and Cleveland House
Kirkleatham Street
Redcar
Yorkshire
TS10 1RT

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Our ref: 60722/01/AGR/Jfr/
Your ref:

Dear David

Demolition of Minor Buildings on land east of Smiths Dock Road, South Bank, South Tees, Redcar: Application for Prior Approval

On behalf of our client, South Tees Development Corporation ('STDC'), we are pleased to enclose a prior approval notification application relating to the demolition of minor buildings on land to the east of Smiths Dock Road, South Bank, South Tees, Redcar.

Legislative Background

Following the High Court of Appeal decision on 25th March 2011, R (on application of Save Britain's Heritage) v Secretary of State for CLG and Lancaster City Council, the majority of demolition work now falls within the definition of development for the purposes of the Town and Country Planning Act 1990, although permitted development rights still exist for certain forms of development.

Permitted development rights relating to demolition are granted by virtue of part 11 (Class B) of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Against this background an application to the local planning authority is required for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site. In accordance with Class B.2 (b)(ii) this application must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid.

Site Description

STDC was created in 2017 with the objective of delivering area-wide, transformational economic regeneration within its constitutional area, to augment the wider economic growth plans of the Tees Valley. Representing the largest single regeneration opportunity in the UK, STDC's regeneration programme will be pivotal in transforming the South Tees area into a national asset for new industry and enterprise, making a substantial contribution to the economic growth and prosperity of the region.

The South Bank site is approximately 140 hectares in size and lies with the constitutional boundary of STDC.

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The buildings proposed for demolition are located within the South Bank site and away from public access. They comprise the following:

1 Former Dispatch Office: a single-storey brick-built building with concrete slab and beam roof. Approximately 5m long by 4m wide;

2 Former Switch House (1): a single-storey brick-built building with concrete slab and beam roof. Approximately 5.5m long by 4m wide;

3 Former Pump House: a single-storey brick-built building with concrete slab and beam roof. Approximately 4m long by 4m wide;

4 Former Firefighting Tank: a steel cylindrical tank approximately 7m in diameter and 20m tall;

5 The Ferro Manganese Crushing Plant: a large portal steel frame semi-open shed with steel sheet cladding to its upper third elevations and gables with an apex roof. Approximately 80m long by 45m wide;

6 Elevated Tank: steel construction tank with supporting steel work and pipe work. Approximately 7m long and 2m wide;

7 Former Switch House (2): a single-storey brick-built building with concrete slab and beam roof. Approximately 6.5m long by 5m wide;

8 Redundant Sub-station (1): a single- storey brick-built with concrete slab and beam roof. Approximately 6.5m long by 5m wide;

9 Former Pig Casting Machine Control House: a two-storey brick-built building with concrete slab and beam roofs. Approximately 8.5m long by 6.5m wide;

10 Redundant Clevestone Garages: consists of 3 steel-framed and steel-clad sheds with a collection of small brick-built ancillary buildings. The largest shed being approximately 20.5m long by 16m wide. The other two sheds are joined longitudinally but individually measure approximately 33.5m long by 14.5m wide;

11 Redundant Sub-station (2): a 2.5 storey brick-built building with concrete slab and beam roof. Approximately 7.5m long by 5.5m wide;

12 Former Maintenance Buildings and Offices: this is a collection of buildings consisting of single-storey brick-built out buildings and a large steel-framed and steel-clad shed with two-storey peripheral brick-built office and welfare buildings. The out buildings measure approximately 34m long by 9.5m wide. The main shed is approximately 90m long by 21.5m wide. The office and welfare buildings are L-shaped and approximately measure 21m by 6m for the short leg and 68m by 6m for the long leg.

They have become redundant and obsolete and, therefore, are proposed to be demolished to make way for redevelopment in the future.

The Scope of the Proposed Demolition Works

The application seeks prior approval for the demolition of minor buildings as set out in the list above.

All demolition works shall be carried out in accordance with the BS Code of Practice for Demolition BS6187. All work shall confirm with all relevant legislation, and legislation dealing with health and safety, safe access, safe places of work, hazardous substance and protection of species.

As set out in the accompanying Demolition Method Statement, the outline sequence of works to be undertaken by an appointed contractor is expected to be:

- A refurbishment and demolition asbestos survey will be carried out to confirm the presence and location of asbestos. A specialist asbestos removal contractor will attend the site and remove any asbestos identified in the asbestos report.
- The first stage of demolition will involve the clearance of low-level vegetation, old industrial waste and rubbish to ensure that trip hazards are removed. Any hazards will be highlighted and cordoned off using barriers, cones and tape.
- Services will be isolated. STDC will confirm the isolation of their assets in writing prior to any work commencing.
- The buildings identified above will be demolished.
- All floor slabs and hardstanding to be retained. The site is to be left level on completion, with any voids backfilled using on site crushed material.

Reason for Demolition

The buildings are structures are functionally obsolete and are no longer required for their intended purpose. The site has been identified as one of a number of sites where there is an opportunity to clear land assets currently owned by STDC in advance of future redevelopment, in line with STDC's aspirations for the wider site area as set out in its Regeneration Master Plan.

Method of Demolition

The accompanying Demolition Method Statement sets out in detail the proposed scheme of demolition works however the following key points are worthy of note:

- The steel framed structures with classing with have their side cladding and trims removed, with a cherry picker used to enable access to higher levels. Roof sheeting will then be stripped and set aside for disposal.
- Steelwork will be demolished using a mounted shear attachment to the excavator and the steel will be cut into small sections and lowered to the ground and set aside for off site disposal.
- The concrete beam and slab roofs will initially be punctured using a pecker attachment on the excavator. The concrete beams will then be lifted off the structure where possible and set aside for crushing. Where the roof cannot be safely separated from the supporting brickwork it will be collapsed into the footprint of the structure and then processed once the exterior walls have been demolished.
- The brickwork to the buildings will be pulled down using the selector grab attachment for the excavator. The bricks are to be crushed to a 6F2 specification and used to infill any voids or pipe channels.
- Dust suppression will be used at all times during the demolition of any brickwork or concrete structures. This will be in the form of a sprinkler head aimed directly at the work area. In situations where this method isn't proving effective, mist atomiser cannons will be used to create a blanket over the work area.
- The firefighting water tank will be demolished using excavators with shear attachments which will cut through the top ring of the tank and then shear down vertically until an opening is formed to allow for the sides of tank to be folded into the footprint. All steelwork will then be removed from within the structure to expose the steel floor plate. The excavator will cut the floorplate into strips and fold them to allow for stockpiling and transportation off site.

Prior to any demolition works commencing, an ecological survey is to be undertaken to establish the presence of protected species or nesting birds. If found present, then works will cease whilst procedures are developed to deal with their presence.

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Disposal of Waste

As set out in the accompanying Demolition Method Statement, any asbestos will be bagged up, placed into a sealed waste skip and sent for disposal locally by a registered waste handling facility. Site specific RAMS will be issued from the sub-contractor for the safe removal and disposal of asbestos from the site.

All other material and waste shall be segregated and handled in accordance with the current guidance and relevant legislation.

Proposed Restoration

All floor slabs and remaining foundations and hardstanding are to be retained at this stage and dealt with under a separate phase of remediation and restoration work. Therefore, no remediation or sub surface works are required to be undertaken as part of this project.

Drain points are to be identified prior to works commencing and will be managed as works proceed to prevent flooding and any accidental spillage. Upon completion of demolition works these are to be capped as required.

Environmental Impact Assessment

Consideration has been given in relation to the Environmental Impact Assessment Regulations 2017. Planning practice guidance states that demolition works are capable of constituting a 'project' within the meaning of the Environmental Impact Assessment directive as concluded by the European Court of Justice.

Therefore, we have given consideration to the relevance of this application to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as updated ("the EIA regulations 2017"). The application site comprises approximately 140 ha, and the scheme therefore falls within paragraph 10 (b) of Schedule 2 of the EIA Regulations 2017, which relates to urban development projects.

For Schedule 2 developments, EIA is required only in situations where the development could give rise to significant environmental effects due to the characteristics of the development, the environmental sensitivity of the area or the characteristics of the potential impacts. The Demolition Method Statement enclosed with this application demonstrates that the scheme would not give rise to any significant environmental effects and reflects the following:

Due to its nature, the proposed demolition works are not considered to be of significance beyond the immediate local area;

The site is set in an existing heavily industrial area and set away from the River Tees. As a result of the proposed mitigation measures set out within the accompanying method statement, and the distance of the site from sensitive locations, the works can be controlled such that they will have no adverse impacts; and

The techniques to be adopted in the demolition process are not unusually complex and, taking into account all of the above, it is our view that the demolition is not likely to have a significant effect on the environment. The works are localised in nature, of a time limited duration and any environmental effects can be effectively managed through compliance with the submitted Demolition Method Statement.

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Submitted Documentation

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the following documents accompanying this application, submitted via email directly to Redcar and Cleveland Borough Council:

- The prior notification of demolition form
- The Site Notice
- A Site Location Plan identifying the buildings to be demolished
- A Demolition and Site Restoration Method Statement

Payment of the requisite application fee of £96 has been paid directly with BACs.

Summary

As set out above, it is proposed to demolish a series of minor buildings on the South Bank site. The accompanying Demolition Method Statement demonstrates that the works will be undertaken methodically and safely, resulting in no adverse impact to the surrounding area. The clearance of the site will facilitate its future redevelopment by STDC, in line with the regeneration objectives of STDC.

We trust that we have provided the necessary information and that the application can be validated and advanced to determination at the earliest opportunity. However, should you require any additional information or wish to discuss any matter, please do not hesitate to contact me or my colleague Anthony Greally.

[redacted]
Planner

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D Edmends – South Tees Development Corporation