



Application for Outline Planning Permission With Some Matters Reserved.  
Town and Country Planning Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Site Address**

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Land at South Bank"/>
Address line 1	<input type="text" value="Tees Dock Road"/>
Address line 2	<input type="text" value="Grangetown"/>
Address line 3	<input type="text" value="Lackenby"/>
Town/city	<input type="text" value="Redcar and Cleveland"/>
Postcode	<input type="text"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="453915"/>
Northing (y)	<input type="text" value="522453"/>

Description

The site is immediately bounded to the:

- North West by the River Tees;
- North East by the Lackenby Channel drainage cut and gas pipelines, forming part of the Sembcorp utilities corridor;
- South East by the Darlington to Saltburn Network Rail line and the infrastructure corridor associated with the wider area (further information on the infrastructure corridor is provided below); and
- South West by an existing line of raised vegetation and then by Smiths Dock Road.

**2. Applicant Details**

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="John"/>
Surname	<input type="text" value="McNicholas"/>
Company name	<input type="text" value="South Tees Development Corporation"/>
Address line 1	<input type="text" value="Cavendish House,"/>
Address line 2	<input type="text" value="Teesdale Business Park"/>
Address line 3	<input type="text"/>

## 2. Applicant Details

Town/city	Stockton on Tees
Country	
Postcode	TS17 6QY

Are you an agent acting on behalf of the applicant?

Yes  No

Primary number	
Secondary number	
Fax number	
Email address	

## 3. Agent Details

Title	Mrs
First name	Justine
Surname	Matchett
Company name	Lichfields
Address line 1	St Nicholas Building
Address line 2	St Nicholas Street
Address line 3	
Town/city	Newcastle Upon Tyne
Country	
Postcode	NE1 1RF
Primary number	
Secondary number	
Fax number	
Email	

## 4. Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply).

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an 'Application for approval of reserved matters' before the development may proceed.

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please describe the proposed development

Outline planning application for demolition of existing structures on site and the development of up to 418,000 sqm (gross) of general industry (Use Class B2) and storage or distribution facilities (Use Class B8) with office accommodation (Use Class B1), HGV and car parking and associated infrastructure works. All matters reserved other than access

#### 4. Description of the Proposal

Has the work already been started without planning permission?

Yes  No

#### 5. Site Area

What is the measurement of the site area?  
(numeric characters only).

174.00

Unit

Hectares

#### 6. Existing Use

Please describe the current use of the site

This is a brownfield site which is largely free of active uses.

Is the site currently vacant?

Yes  No

If Yes, please describe the last use of the site

The site has previously been occupied by iron and steel industries and it has also been used for the storage of materials and freight rail infrastructure.

When did this use end  
(if known)?  
DD/MM/YYYY

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

Yes  No

Land where contamination is suspected for all or part of the site

Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes  No

#### 7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes  No

Are there any new public roads to be provided within the site?

Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes  No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please see Design and Access Statement

#### 8. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes  No

#### 9. Materials

Does the proposed development require any materials to be used externally?

Yes  No

#### 10. Foul Sewage

Please state how foul sewage is to be disposed of:

## 10. Foul Sewage

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?  Yes  No  Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Please see Utilities Statement.

## 11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)  Yes  No

**If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.**

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No

Will the proposal increase the flood risk elsewhere?  Yes  No

**How will surface water be disposed of?**

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

## 12. Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## 13. Biodiversity and Geological Conservation

**Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?**

**To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.**

a) Protected and priority species:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features:

### 13. Biodiversity and Geological Conservation

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

### 14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  Yes  No

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

### 15. Residential/Dwelling Units

**Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.**

Does your proposal include the gain, loss or change of use of residential units?  Yes  No

### 16. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  Yes  No  
Note that 'non-residential' covers ALL uses except Use Class C3 Dwellinghouses

Please add details of the use classes and floorspace:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other B2 /B8	0	0	418000	418000
Total	0	0	418000	418000

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

### 17. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?  Yes  No

#### Existing Employees

Please complete the following information regarding existing employees:

Full-time	<input type="text" value="0"/>
Part-time	<input type="text" value="0"/>
Total full-time equivalent	<input type="text" value="0.00"/>

#### Proposed Employees

If known, please complete the following information regarding proposed employees:

## 17. Employment

Full-time	<input type="text"/>
Part-time	<input type="text"/>
Total full-time equivalent	3870.00

## 18. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  No

Please specify the hours of opening for each non-residential use proposed, or select 'Unknown' if detail are not known.

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
B2 - General industrial	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X
B8 - Storage or distribution	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X

## 19. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes  No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Not known at the outline stage. Will be confirmed through subsequent reserved matters submissions.

Is the proposal for a waste management development?

Yes  No

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website**

## 20. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes  No

## 21. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes  No

## 22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## 23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

### 23. Pre-application Advice

Officer name:

Title	Mr
First name	
Surname	
Reference	

Date (Must be pre-application submission)

03/04/2020
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Details of the pre-application advice received

Assistance provided with informal EIA Scoping request.

### 24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

### 25. Ownership Certificates and Agricultural Land Declaration

**CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. \*\* 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	St Anns Wharf
Address line 2	112 Quayside
Town/city	Newcastle Upon Tyne
Postcode	NE1 3DX
Date notice served (DD/MM/YYYY)	06/07/2020

## 25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	2nd Floor 3 Piccadilly Place
Address line 2	
Town/city	Manchester
Postcode	M1 3BN
Date notice served (DD/MM/YYYY)	06/07/2020

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Portland House
Address line 1	Bickenhill Lane
Address line 2	Solihull
Town/city	Birmingham
Postcode	B37 7BQ
Date notice served (DD/MM/YYYY)	30/07/2020

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	Redcar and Cleveland House
Address line 2	Kirkleatham Street
Town/city	Redcar
Postcode	TS10 1RT
Date notice served (DD/MM/YYYY)	06/07/2020

Person role

- The applicant  
 The agent



## 25. Ownership Certificates and Agricultural Land Declaration

Title	Mrs
First name	Justine
Surname	Matchett
Declaration date (DD/MM/YYYY)	06/07/2020

Declaration made

## 26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)