



South Industrial Zone

Environmental Statement
July 2020

Volume 3 - Technical Appendices

Appendices to Chapter B
(Site Description and Scheme Proposals)

Appendix B1: Overview of Existing Built Structures on Site

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The materials recovery area

- A wall is present approximately centrally on the south western side of the area;
- There is a derelict built structure comprising two walls without a roof located fairly centrally within the area, and to the south east of this is a wall running in a north west – south east direction;
- There is a viewing platform towards the southern end of the area which has a number of associated supporting block like structures on its south eastern side;
- In the south western corner of the area there two industrial style shed buildings, two office style buildings which were used for on-site operations and two parallel linear concrete blocks;

The SLEMS management area

- At the central southern end of the area there is a large storage shed style building;
- To the south west of the above building there is an over ground frame bridge-like structure containing a pipeline; and
- In the south east corner of the area there is an electricity pylon which forms part of the national grid network.

South Bank (North) Area

- A storage shed style building in the northern corner of the area;
- At the entrance from the private road network into the asphalt manufacturing plant site, there is a portacabin style building and container adjacent to the site car park;
- To the north west of the above, there are some connected structures associated with the processing of material including a tank, hoppers, industrial style buildings and conveyor belts. Adjacent to this, there are 5 adjoining concrete storage bays and an associated tank and container, two portacabin style buildings, five tanks and some processing plant;
- To the north of the above, there is a series of connected structures associated with the processing and transportation of material including hoppers, industrial shed style buildings and a conveyor belt leading to a small quay on the River Tees, which is itself outwith the site;
- To the south west of the entrance into the manufacturing plant from the private road network, there is a concrete cube with an antenna mounted on top;
- To the south of the entrance into the manufacturing plant from the private road network are three single storey industrial style buildings, a single storey office style building and a two-storey storage shed style building;
- To the south of the above there is a brick and concrete rectangular building;
- To the west of the above, there is an area used for storage and processing of material which includes seven adjoining concrete storage bays, a large industrial style shed building, two long and thin open fronted storage sheds, a number of tanks, a thin tall chimney, processing plant, a brick and concrete rectangular building, two hoppers, two containers and a portacabin style building;
- To the south west of the above, there is some processing plant with three conveyor belts attached and an associated hopper and separate cabin;

- Centrally on the north western edge of the area, is the ‘South Bank Wharf Tank Farm’ which comprises five disused oil tanks, three associated industrial style buildings, a tall chimney type structure and two tanks, all of which are abandoned;

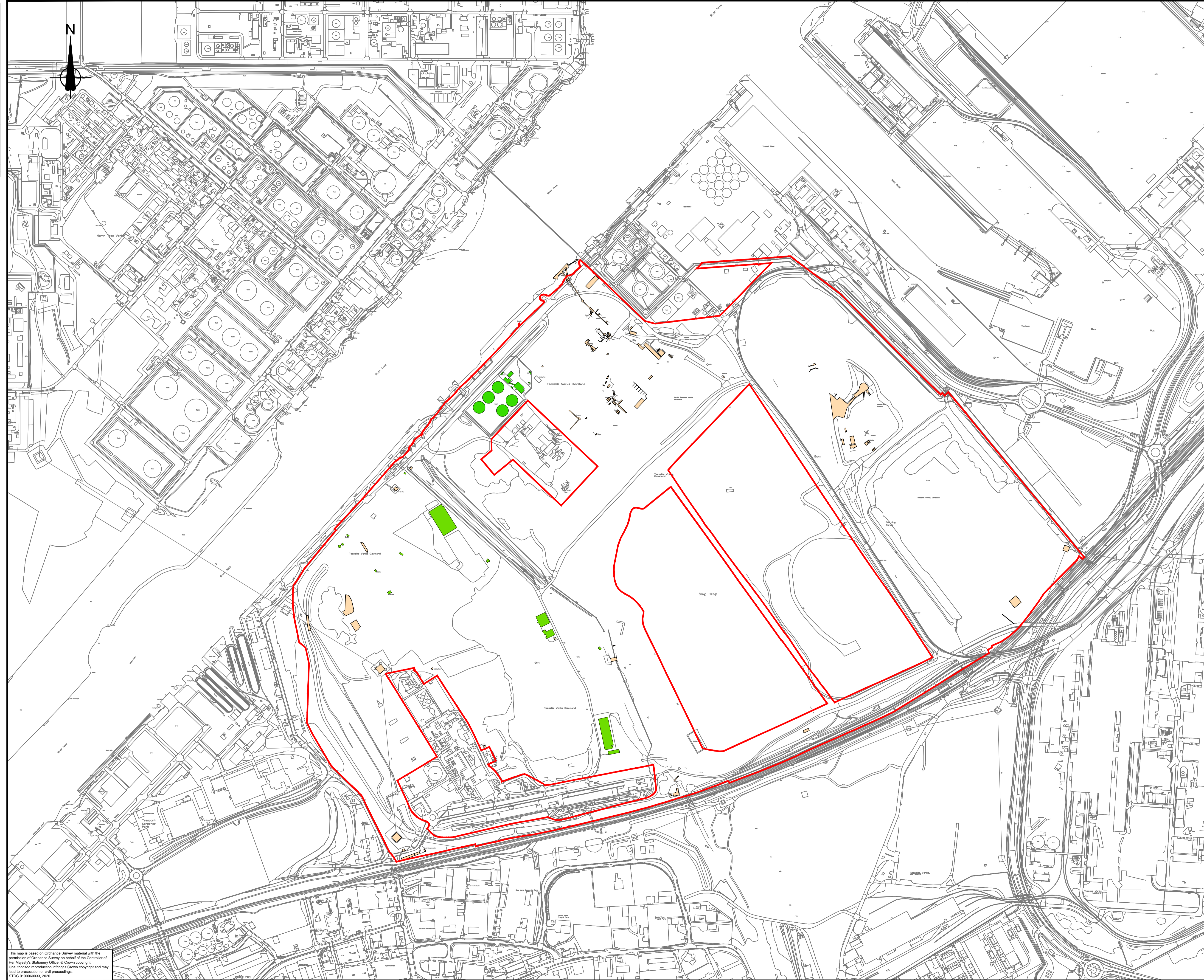
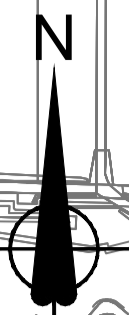
South Bank (West) Area

- A small square building (former dispatch office) located in the northern corner;
- To the south west of the above there is a square shaped 11KV electricity sub station;
- South east of the above is the former ferro manganese crushing plant, which is a rectangular shaped shed style building, is open on two sides;
- To the south east of the above is the former pig casting machine control house, which is a small square brick building;
- Two derelict industrial style shed buildings (the redundant Clevestone Garages units) are located south east of the above, alongside a tank;
- To the east of the above, on the other side of an internal road, is a redundant substation, a small brick built square building and a bridge providing vehicular access over the Heavy Fuel Oil pipeline described in paragraph B2.20 below;
- To the south of the above, there are two industrial style shed buildings (former maintenance offices and welfare buildings) which are partially within the site, and partially within the area excluded from the site as the South Bank Coke Ovens area;
- In the north western corner of the area there is a raised former rail bridge at the crossing point with an internal private road;
- Within the north west part of the area there are four small brick buildings, comprising two former switch houses, a former pumphouse and a redundant substation dotted around and two tanks;
- There are two electricity pylons in the area – one in the south west corner and one directly north of the area excluded as the South Bank Coke Ovens area – which form part of national grid network;
- South of the southern pylon there are two rectangular brick buildings, and a further long and thin rectangular brick building;
- To the east of the area excluded as the site of the South Bank Coke Ovens there is an L shaped brick building alongside a lighting tower and structures associated with the industrial pipelines present on the site;
- To the south of the area excluded as the High Tip Landfill facility there is a raised concrete platform; and
- A number of lighting towers are located throughout the area.

DO NOT SCALE

Millimetres

0 10 100



- KEY**
- Site boundary
 - Existing built structures
 - Existing built structures subject to prior approval application for demolition

Rev.	Date	Description	By	Chk'd	App'd

STDC
 Teesside Management Offices,
 Redcar, TS10 5QW
 www.southteesdc.com



Project Title:
**FORMER STEELWORKS
 SOUTH TEES**

Drawing Name:
**SOUTH INDUSTRIAL ZONE
 EXISTING BUILT STRUCTURES**

Drawn by: LCD Date: JUL 20
 Checked by: NT Date: JUL 20
 Approved by: JMC Date: JUL 20

Drawing Number: **STDC-SIZ-SB-PLA-0004** Revision: -

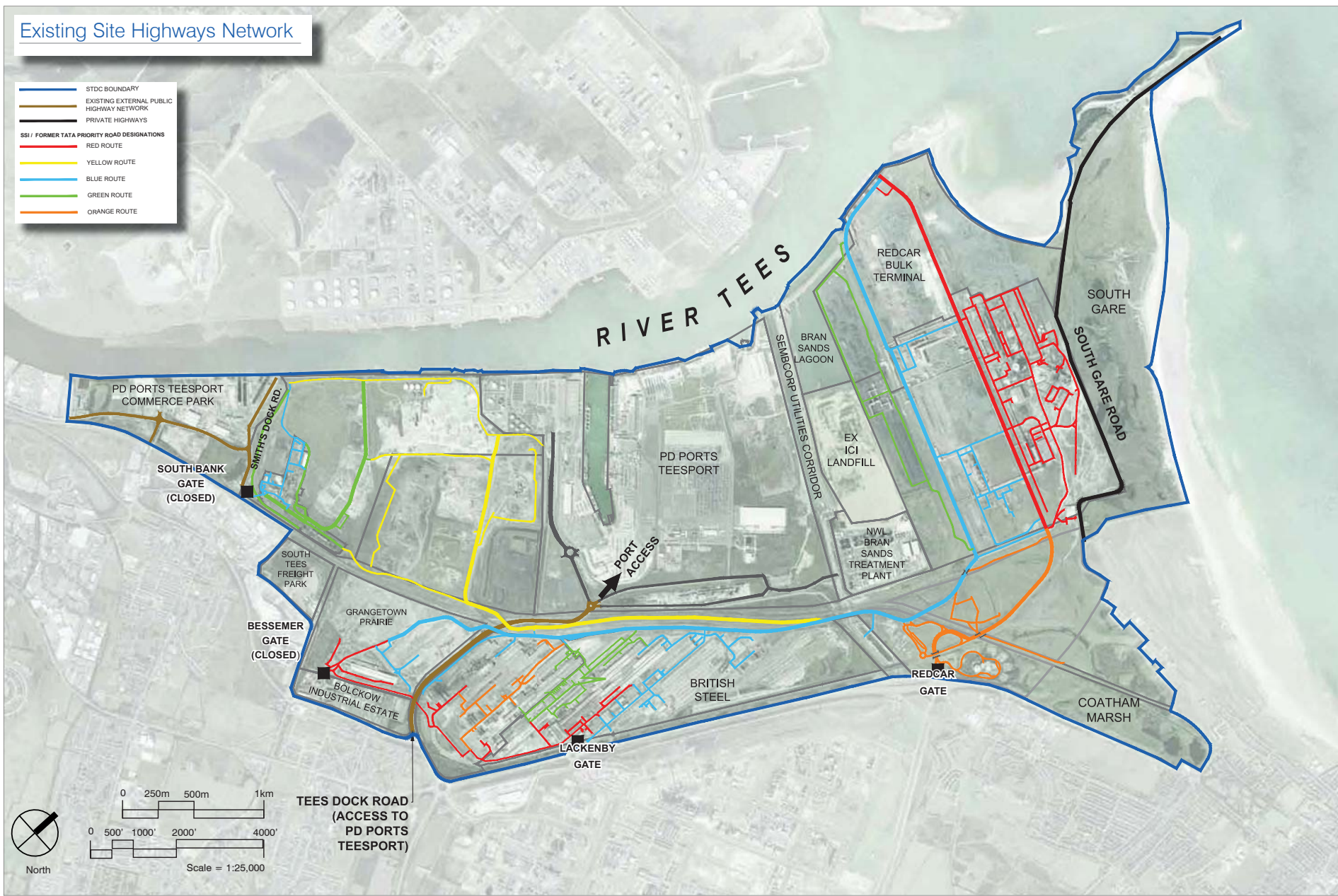
Drawing Scale: 1:5,000 Page Size: A1

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Appendix B2: Existing on-site Infrastructure

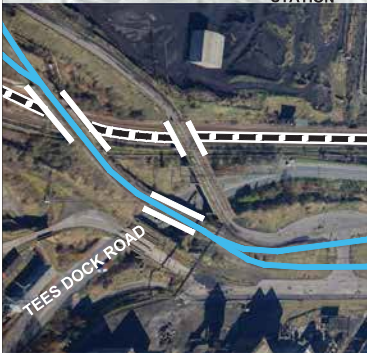
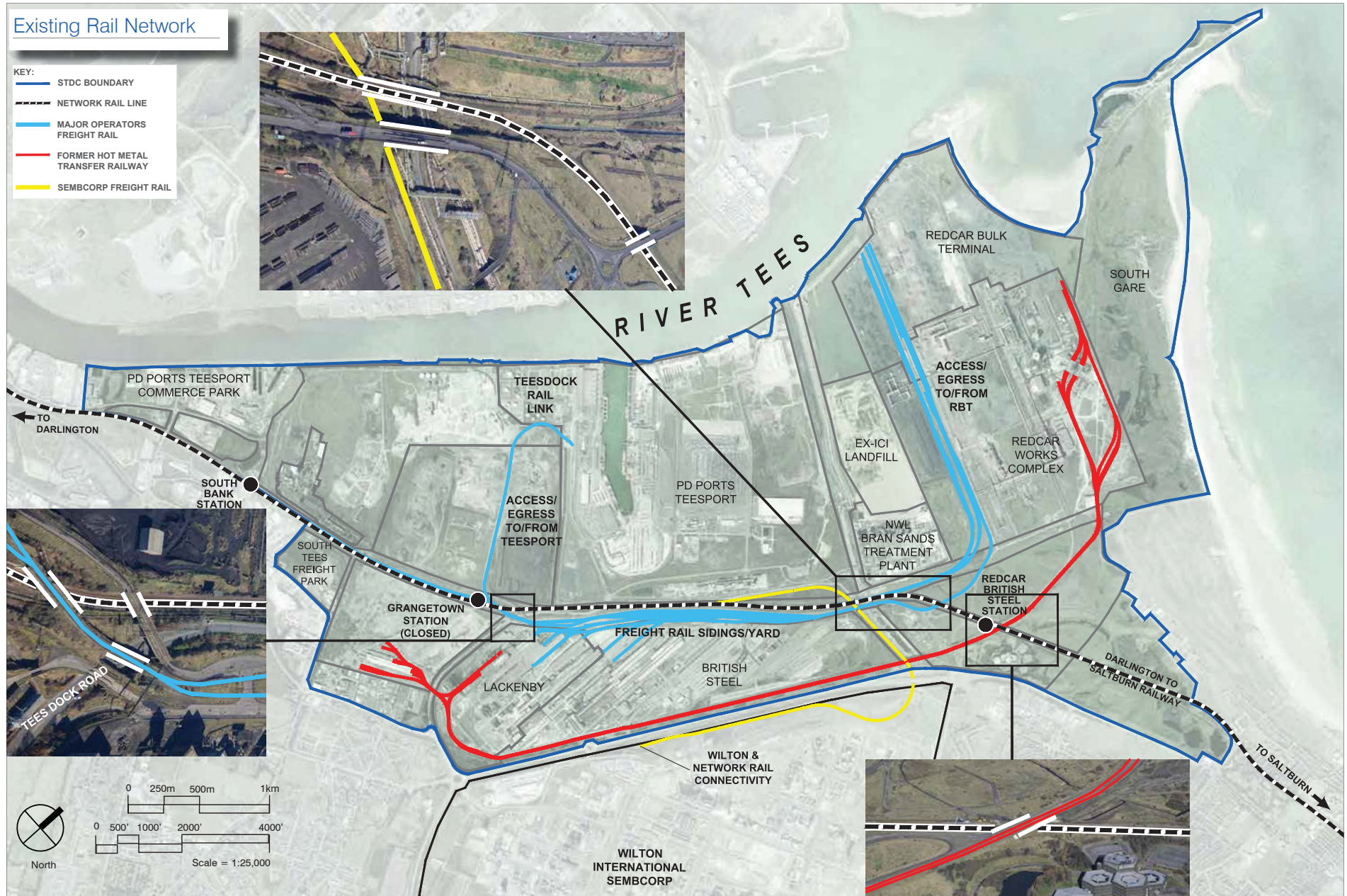
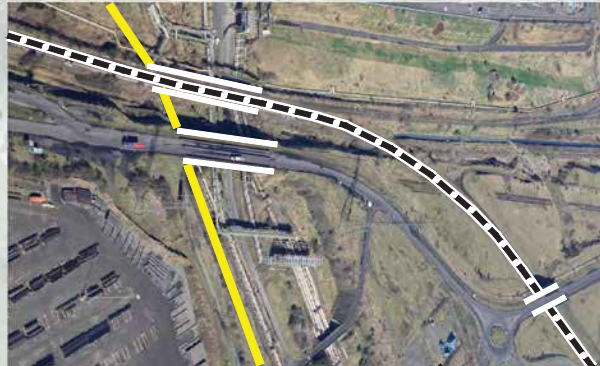
Existing Site Highways Network

- STDC BOUNDARY
- EXISTING EXTERNAL PUBLIC HIGHWAY NETWORK
- PRIVATE HIGHWAYS
- SSI / FORMER TATA PRIORITY ROAD DESIGNATIONS**
- RED ROUTE
- YELLOW ROUTE
- BLUE ROUTE
- GREEN ROUTE
- ORANGE ROUTE






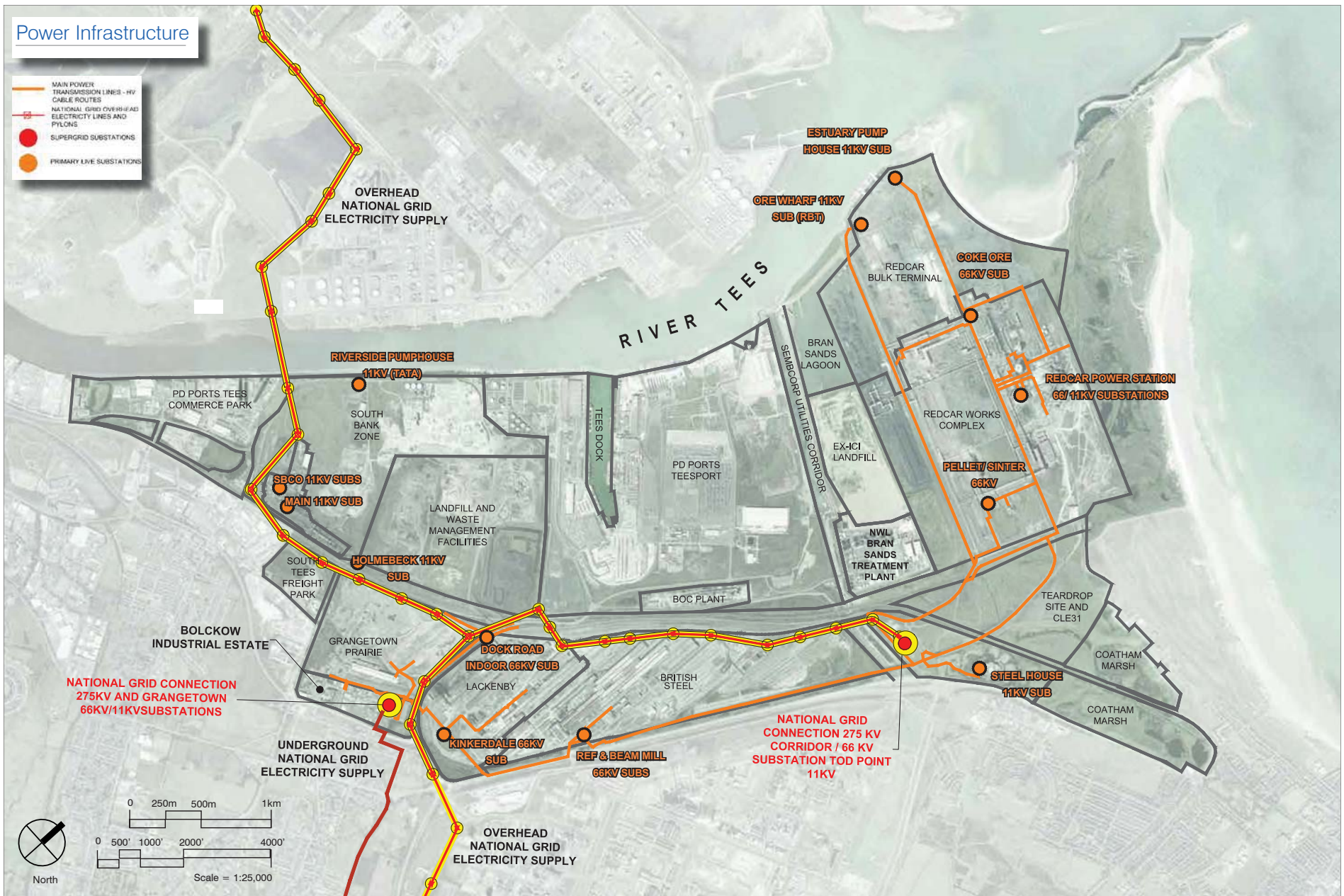
Existing Rail Network

- KEY:**
- STDC BOUNDARY
 - - - NETWORK RAIL LINE
 - MAJOR OPERATORS FREIGHT RAIL
 - FORMER HOT METAL TRANSFER RAILWAY
 - SEMBCORP FREIGHT RAIL











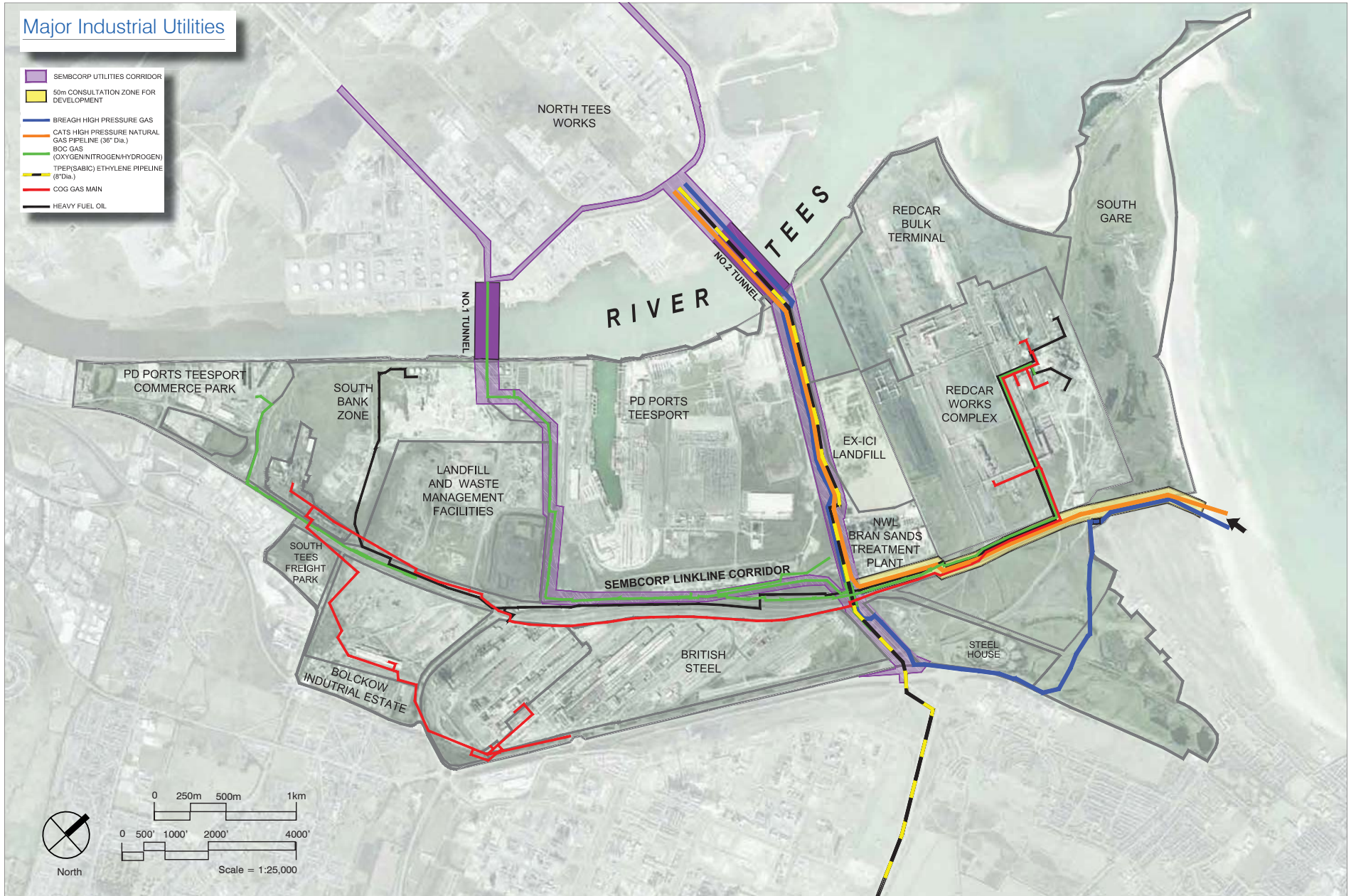
Power Infrastructure

-  MAIN POWER TRANSMISSION LINES - HV CABLE ROUTES
-  NATIONAL GRID OVERHEAD ELECTRICITY LINES AND PYLONS
-  SUPERGRID SUBSTATIONS
-  PRIMARY LIVE SUBSTATIONS

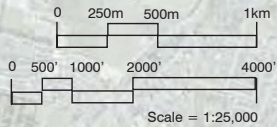


Major Industrial Utilities

-  SEMBCORP UTILITIES CORRIDOR
-  50m CONSULTATION ZONE FOR DEVELOPMENT
-  BREAGH HIGH PRESSURE GAS
-  CATS HIGH PRESSURE NATURAL GAS PIPELINE (36" Dia.)
-  ROC GAS (OXYGEN/NITROGEN/HYDROGEN)
-  TPEP(SABIC) ETHYLENE PIPELINE (8" Dia.)
-  COG GAS MAIN
-  HEAVY FUEL OIL

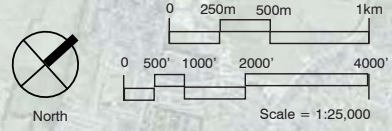
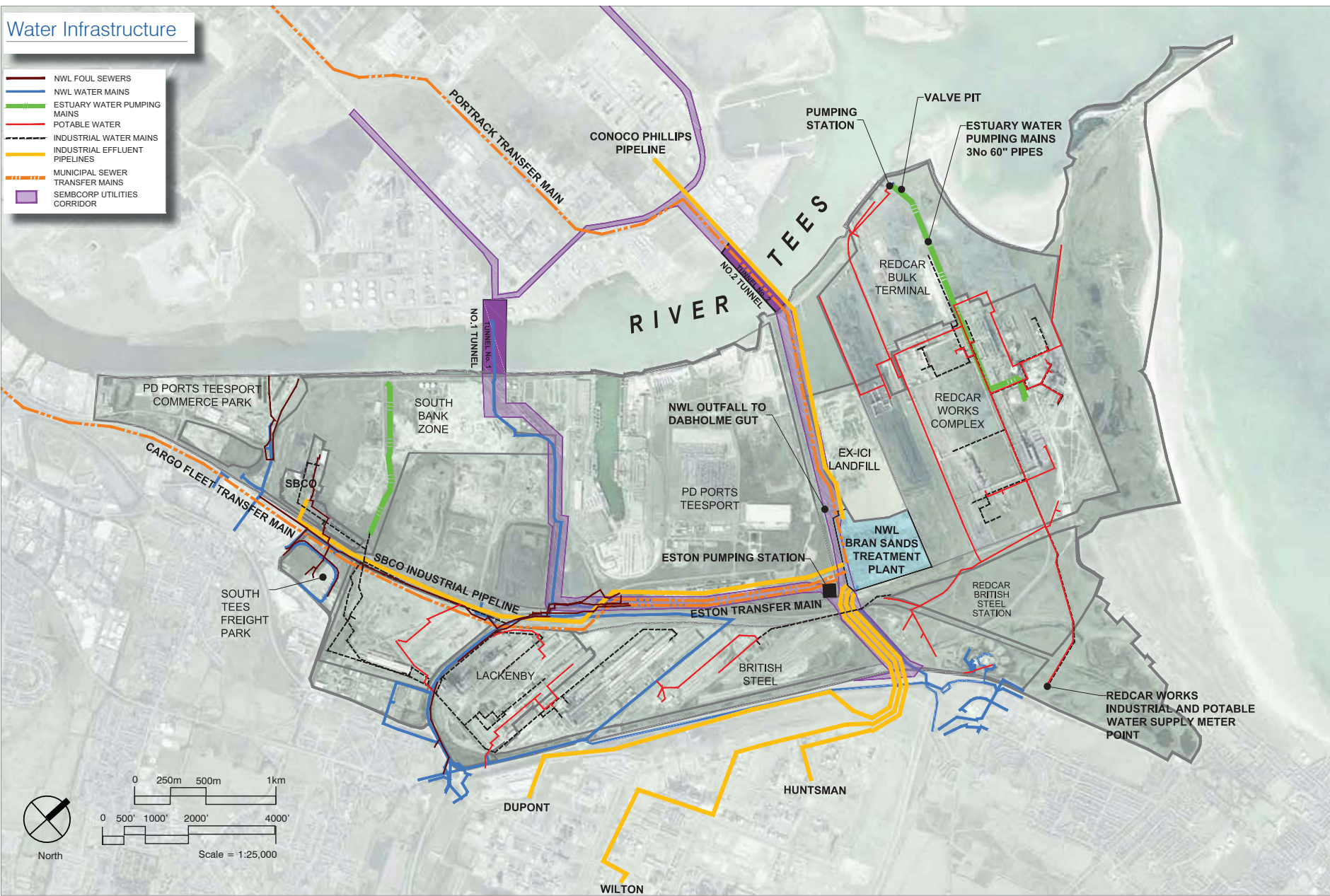


North

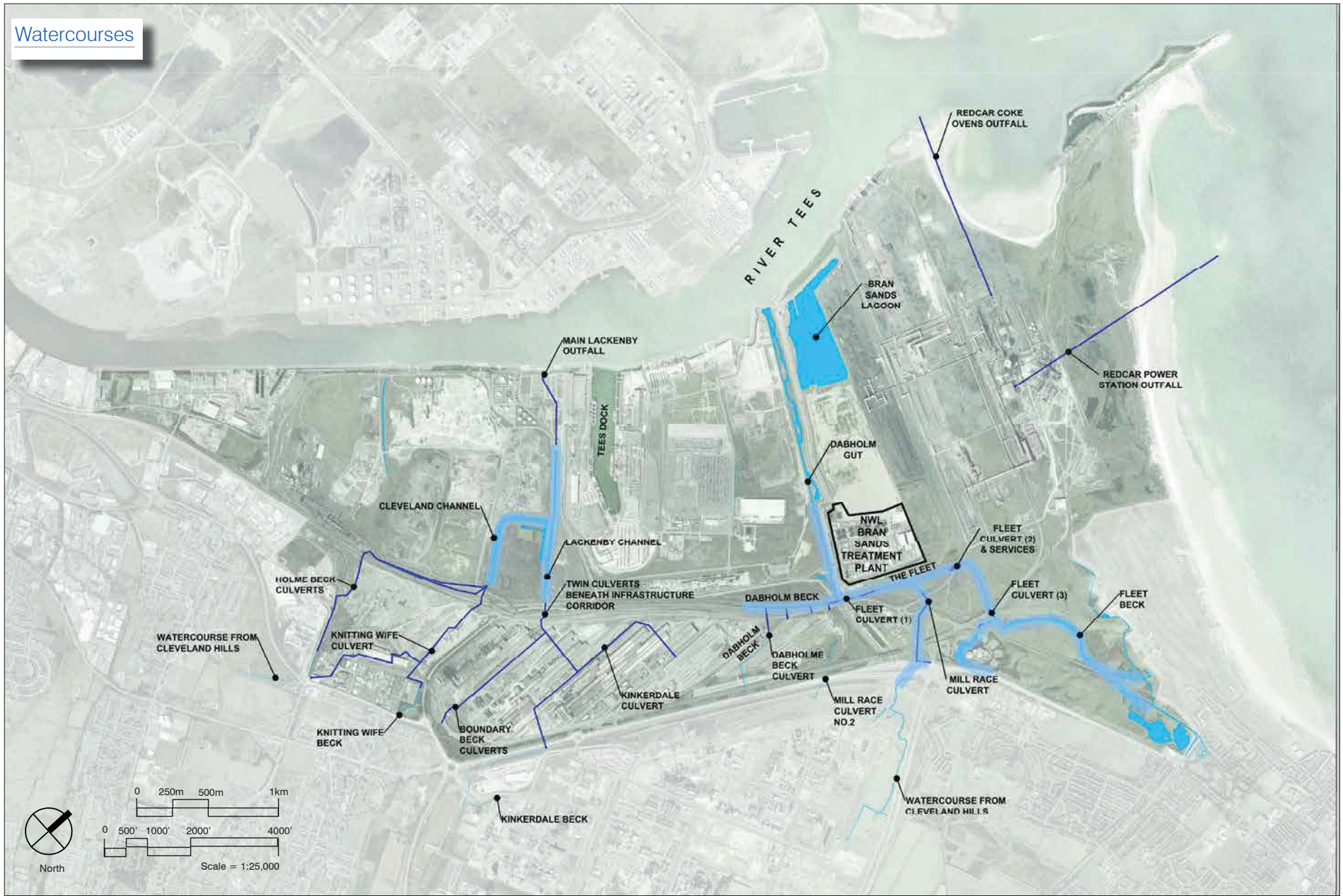


Water Infrastructure

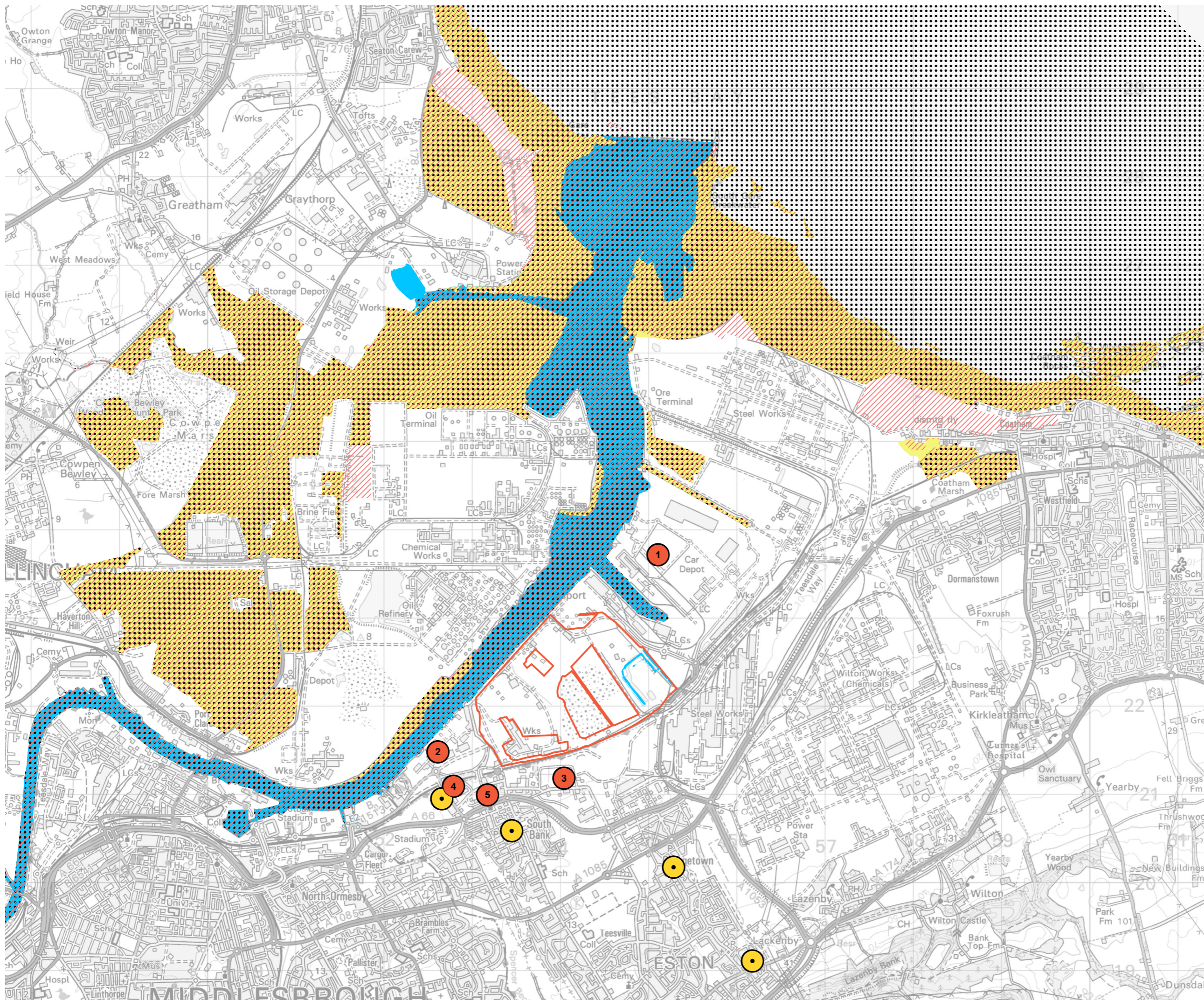
- NWL FOUL SEWERS
- NWL WATER MAINS
- ESTUARY WATER PUMPING MAINS
- - - POTABLE WATER
- - - INDUSTRIAL WATER MAINS
- INDUSTRIAL EFFLUENT PIPELINES
- - - MUNICIPAL SEWER TRANSFER MAINS
- SEMBCORP UTILITIES CORRIDOR










Watercourses



Appendix B3: Sensitive Receptors Plan



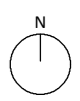
- Key**
-  Site Boundary
 -  Teesmouth and Cleveland Coast SSSI
 -  Teesmouth and Cleveland Coast Ramsar
 -  Teesmouth and Cleveland Coast SPA
 -  Water Environment
 -  Existing residents
 -  Existing businesses
- 1 PD Ports Teesport
 - 2 PD Ports Teesport Commerce Park
 - 3 South Tees Freight Park
 - 4 South Tees Imperial Park
 - 5 Nelson Street Industrial Estates

0 1 2 km
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LICHFIELDS

Project	South Tees Development Corporation: South Industrial Zone
Title	Sensitive Receptors Plan
Client	South Tees Development Corporation
Date	06.07.2020
Scale	1 : 40,000 @ A3
Drawn by	MAR
Drg. No	GIS\LF\61586\01-18

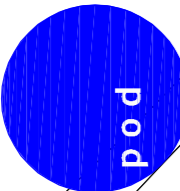
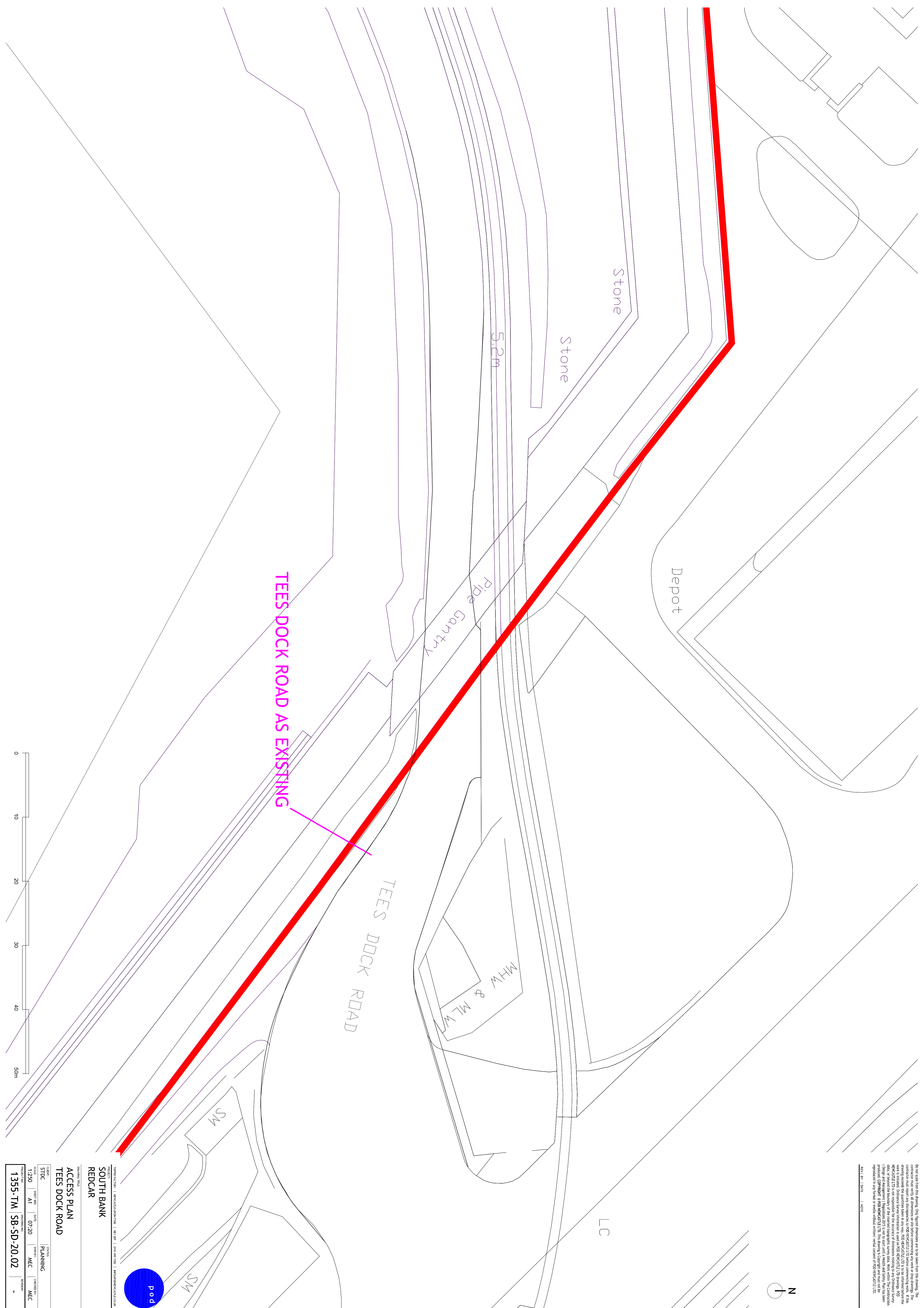
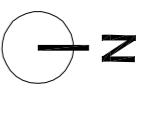
GIS Reference: S:\LF Jobs\LF61586 - STDC\LF61586 - STDC - South Industrial Zone - Sensitive Receptors - 19.06.2020.mxd



Appendix B4: Planning Drawings, including Parameters Plan, Indicative Masterplan and Access Drawings

By reference to the drawings, this drawing is to be taken from the drawings. The contractor must verify all dimensions on site before commencing any work or shop drawings. If the work is limited, reference survey information is used on the drawings. 500
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REVISED BY: LAMITE | DATE: -



TEES DOCK ROAD | REDCAR | 1355-TM | 1355-SD-20.02 | 1355-SD-20.02

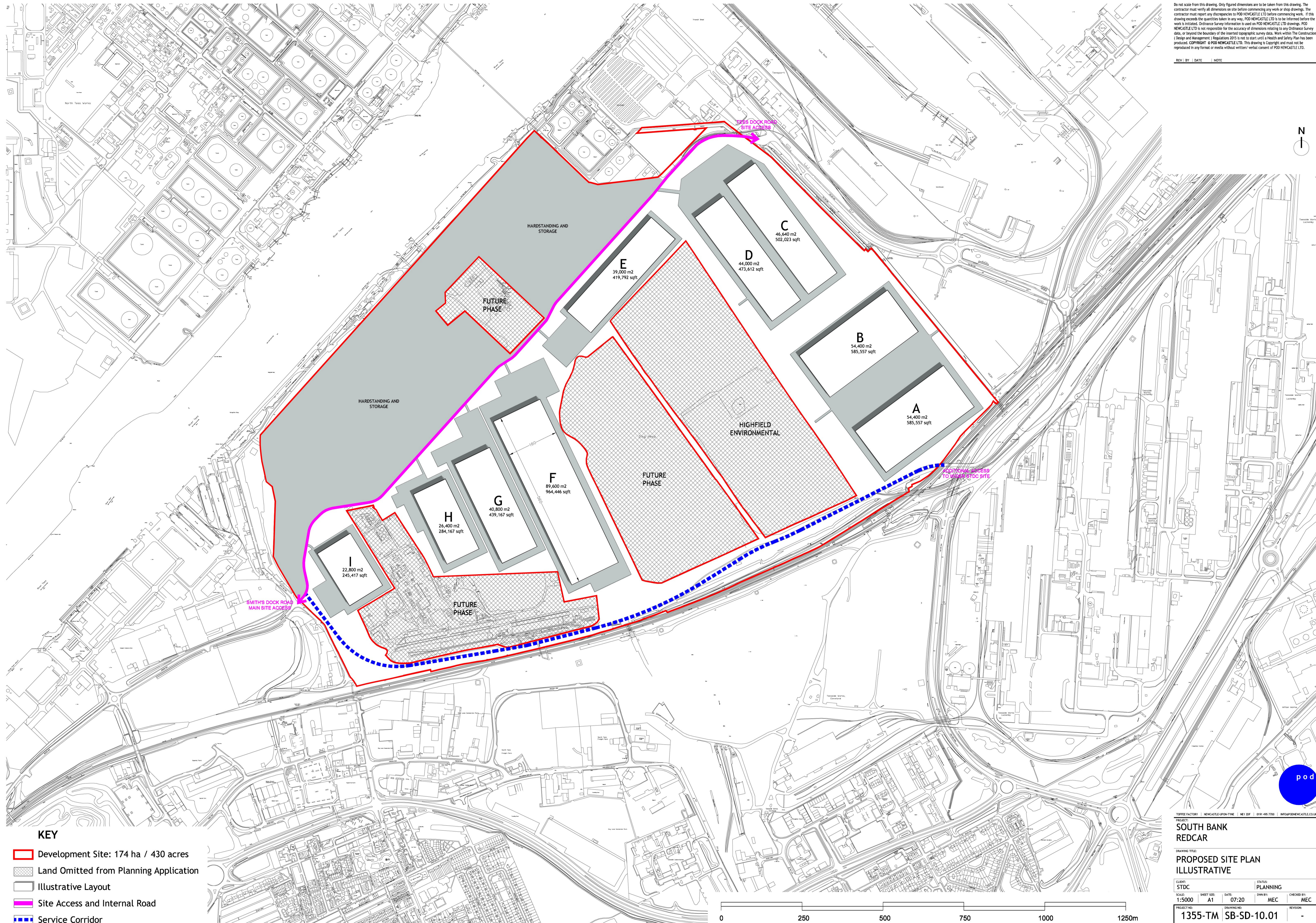
CLIENT: SOUTH BANK
PROJECT: REDCAR

DATE	BY	REVISION
1355-TM	SB-SD-20.02	-

1355-TM | SB-SD-20.02

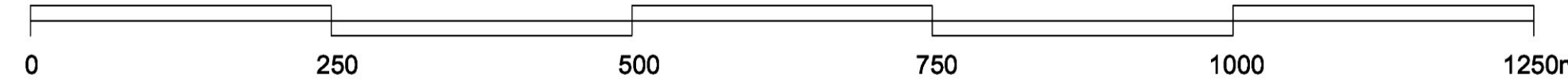
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REV BY DATE NOTE



KEY

- Development Site: 174 ha / 430 acres
- Land Omitted from Planning Application
- Illustrative Layout
- Site Access and Internal Road
- Service Corridor



TOWER FACTORY | NEWCASTLE-UPON-TYNE | NE1 2PF | 0191 495 7700 | INFO@PODNEWCASTLE.CO.UK

SOUTH BANK REDCAR

CLIENT: STDG | STATUS: PLANNING

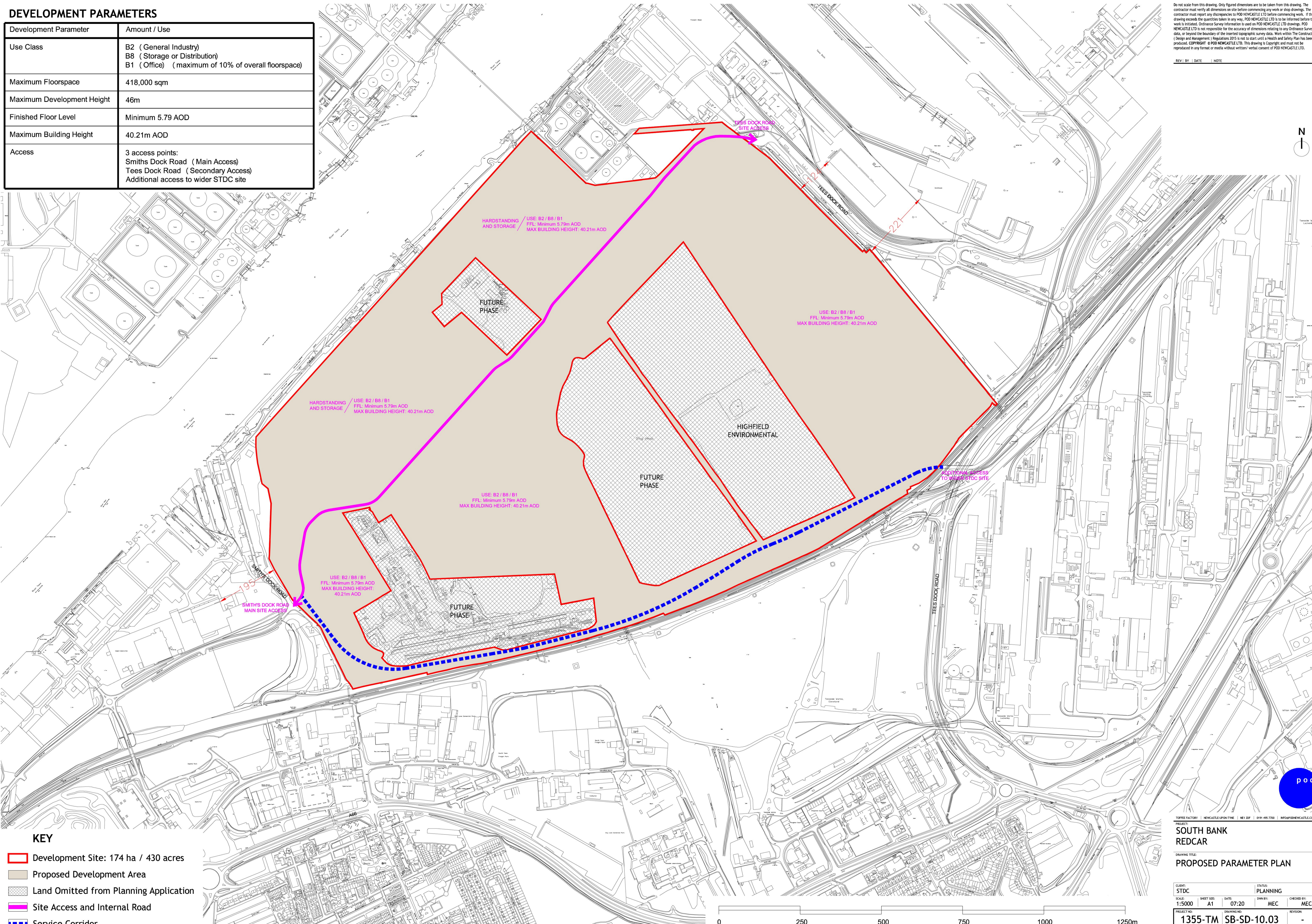
SCALE: 1:5000 | SHEET SIZE: A1 | DATE: 07:20 | DRAWN BY: MEC | CHECKED BY: MEC

PROJECT NO: 1355-TM | DRAWING NO: SB-SD-10.01 | REVISION: -

DEVELOPMENT PARAMETERS

Development Parameter	Amount / Use
Use Class	B2 (General Industry) B8 (Storage or Distribution) B1 (Office) (maximum of 10% of overall floorspace)
Maximum Floorspace	418,000 sqm
Maximum Development Height	46m
Finished Floor Level	Minimum 5.79 AOD
Maximum Building Height	40.21m AOD
Access	3 access points: Smiths Dock Road (Main Access) Tees Dock Road (Secondary Access) Additional access to wider STDC site

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KEY

- Development Site: 174 ha / 430 acres
- Proposed Development Area
- Land Omitted from Planning Application
- Site Access and Internal Road
- Service Corridor

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SOUTH BANK REDCAR

DRAWING TITLE:
PROPOSED PARAMETER PLAN

CLIENT: STDC	STATUS: PLANNING
SCALE: 1:5000	SHEET SIZE: A1
DATE: 07:20	DRAWN BY: MEC
PROJECT NO: 1355-TM	SB-SD-10.03
REVISION: -	CHECKED BY: MEC

