



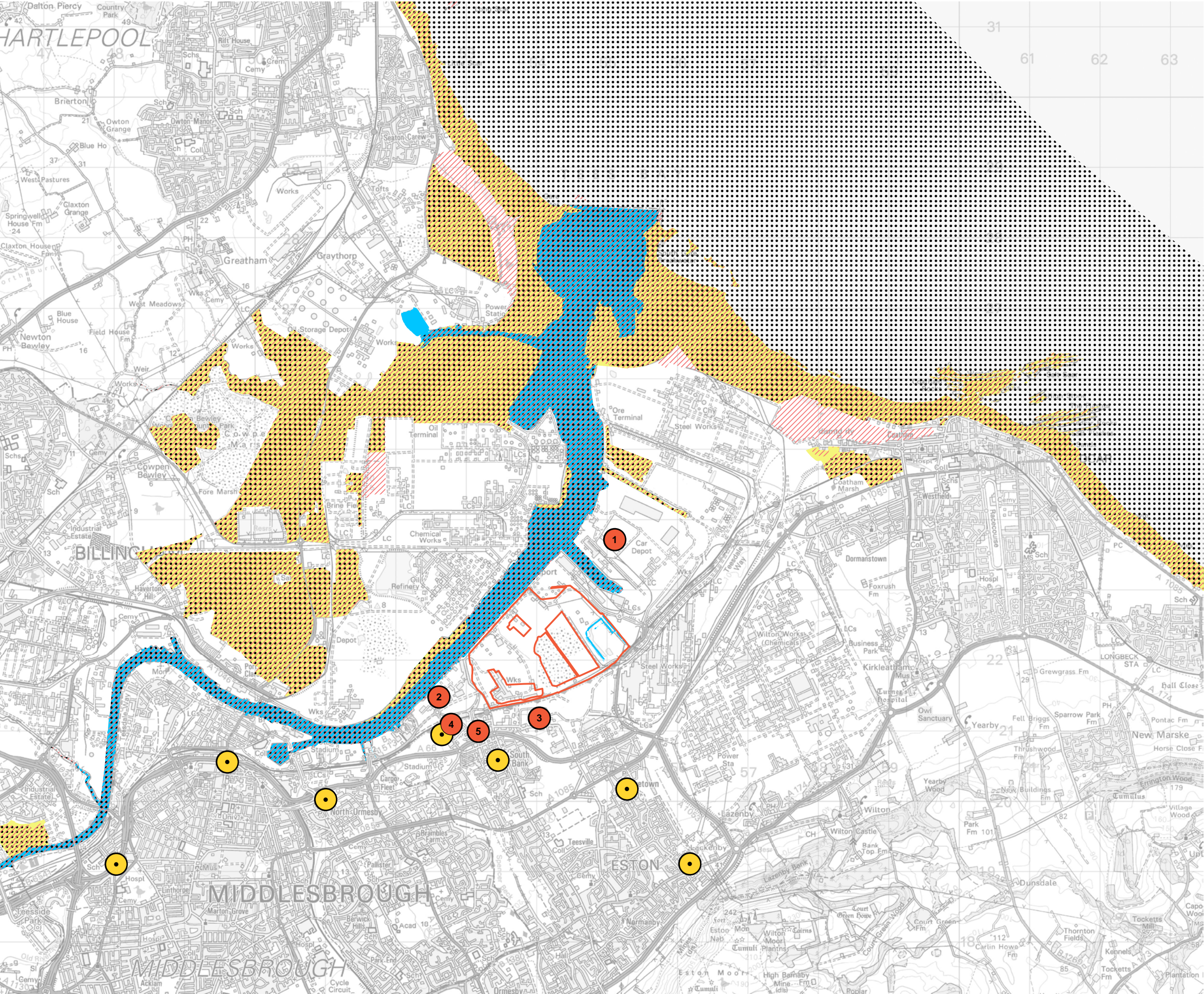
South Industrial Zone

Supplementary Environmental Statement
September 2020
Volume 3: Technical Appendices
(Section 2 The Site, Scheme Proposals and
Further Information)

Appendix 2.1

Sensitive Receptors Plan

LICHFIELDS



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 2km
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LICHFIELDS

Project	South Tees Development Corporation: South Industrial Zone
Title	Sensitive Receptors Plan
Client	South Tees Development Corporation
Date	02.09.2020
Scale	1 : 50,000 @ A3
Drawn by	MAR
Drg. No	GIS\LF\61586\01-24



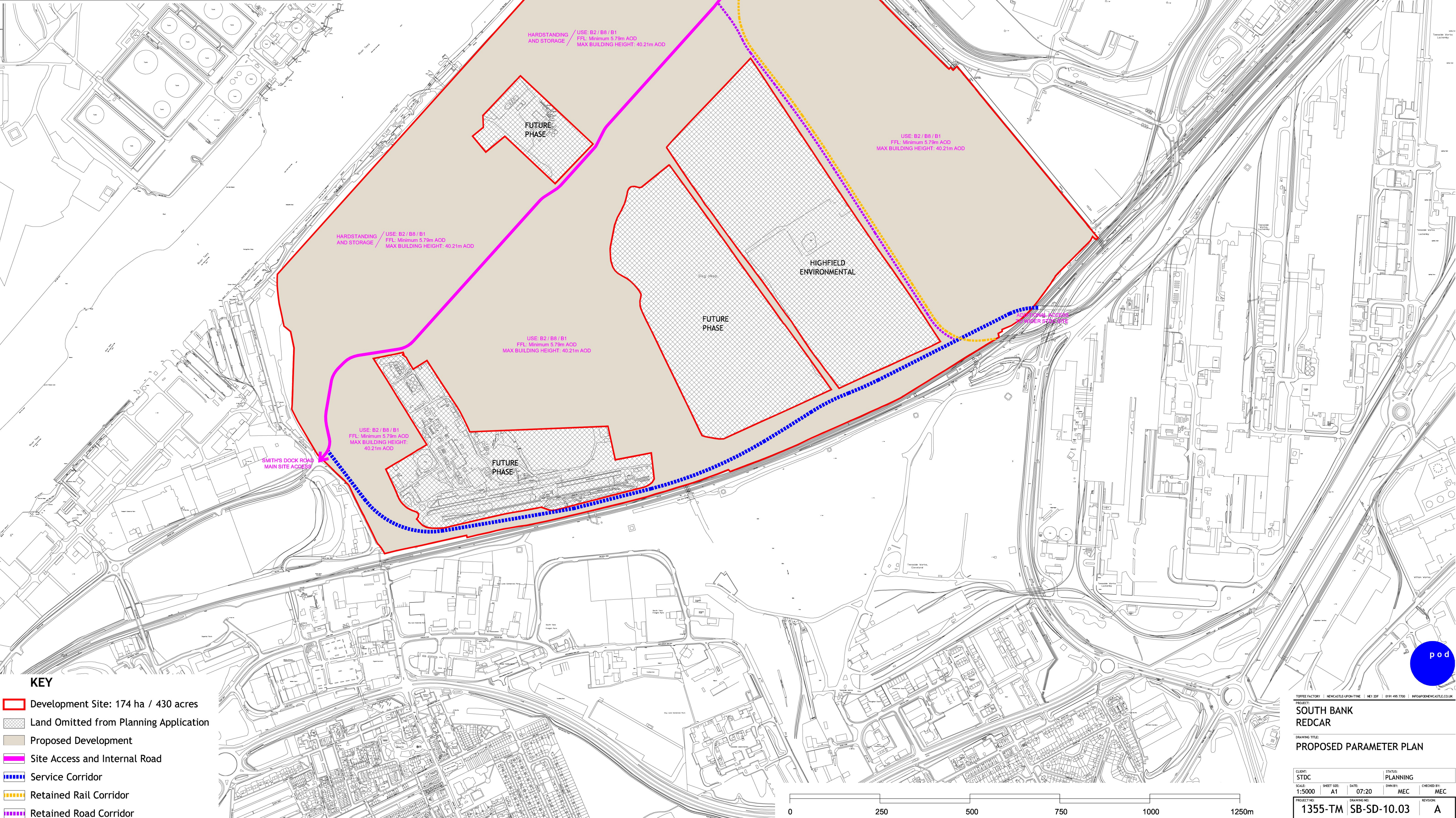
Appendix 2.2

Updated Planning Drawings



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 AOD
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



Do not scale from this drawing. Only figured dimensions are to be taken from this drawing. The contractor must verify all dimensions on site before commencing any work or shop drawings. If this drawing exceeds the quantities taken in any way, POD NEWCASTLE LTD is to be informed before the work is initiated. Ordnance Survey information is used on POD NEWCASTLE LTD drawings. POD NEWCASTLE LTD is not responsible for the accuracy of dimensions relating to any Ordnance Survey data, or beyond the boundary of the inserted topographic survey data. Work within The Construction (Design and Management) Regulations 2015 is not to start until a Health and Safety Plan has been produced. COPYRIGHT © POD NEWCASTLE LTD. This drawing is Copyright and must not be reproduced in any format or media without written consent of POD NEWCASTLE LTD.

REV	BY	DATE	NOTE
A	MEC	07/09/20	Retained Road and Rail Corridor added

KEY

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



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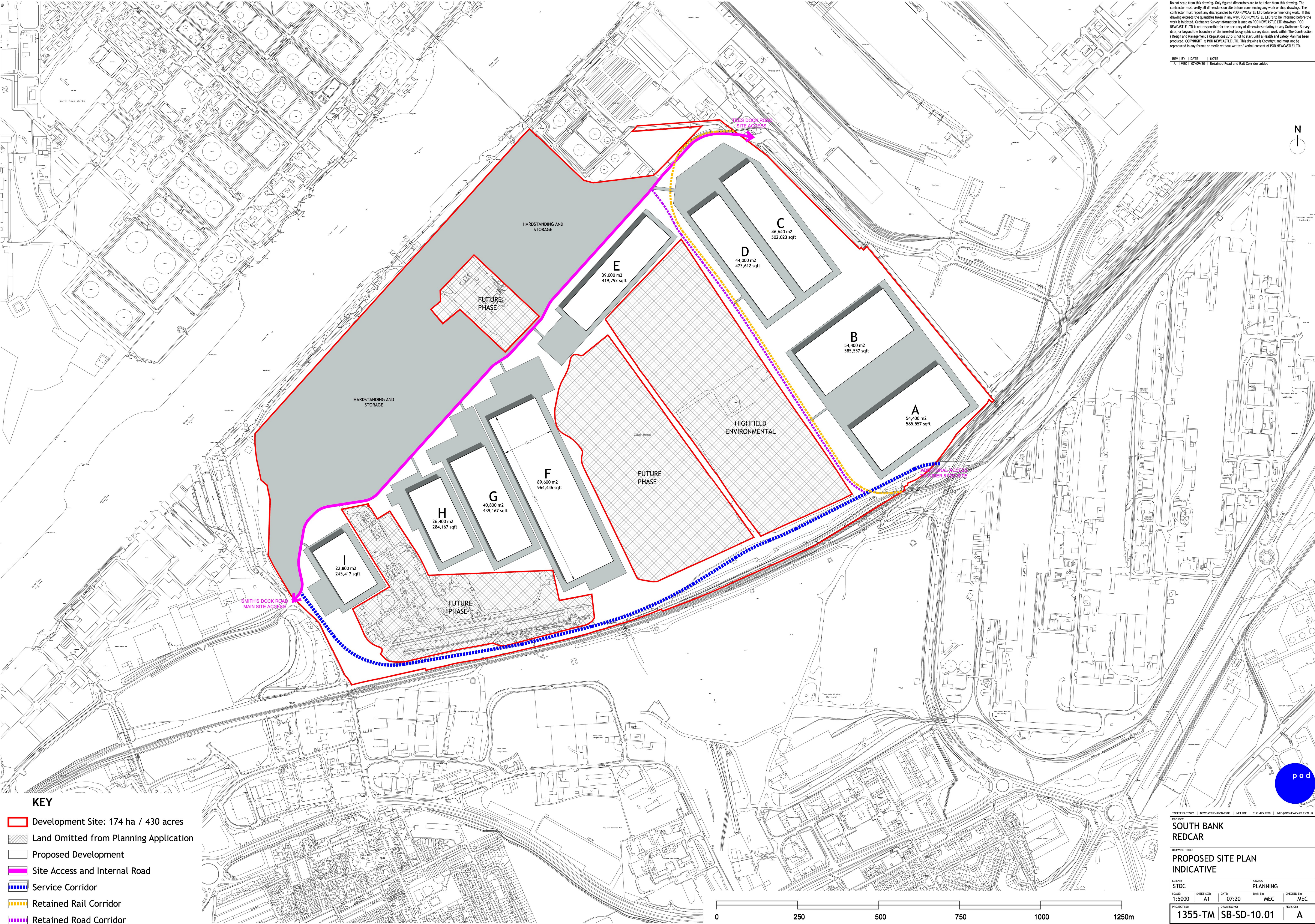
**SOUTH BANK
REDCAR**

DRAWING TITLE:
PROPOSED PARAMETER PLAN

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

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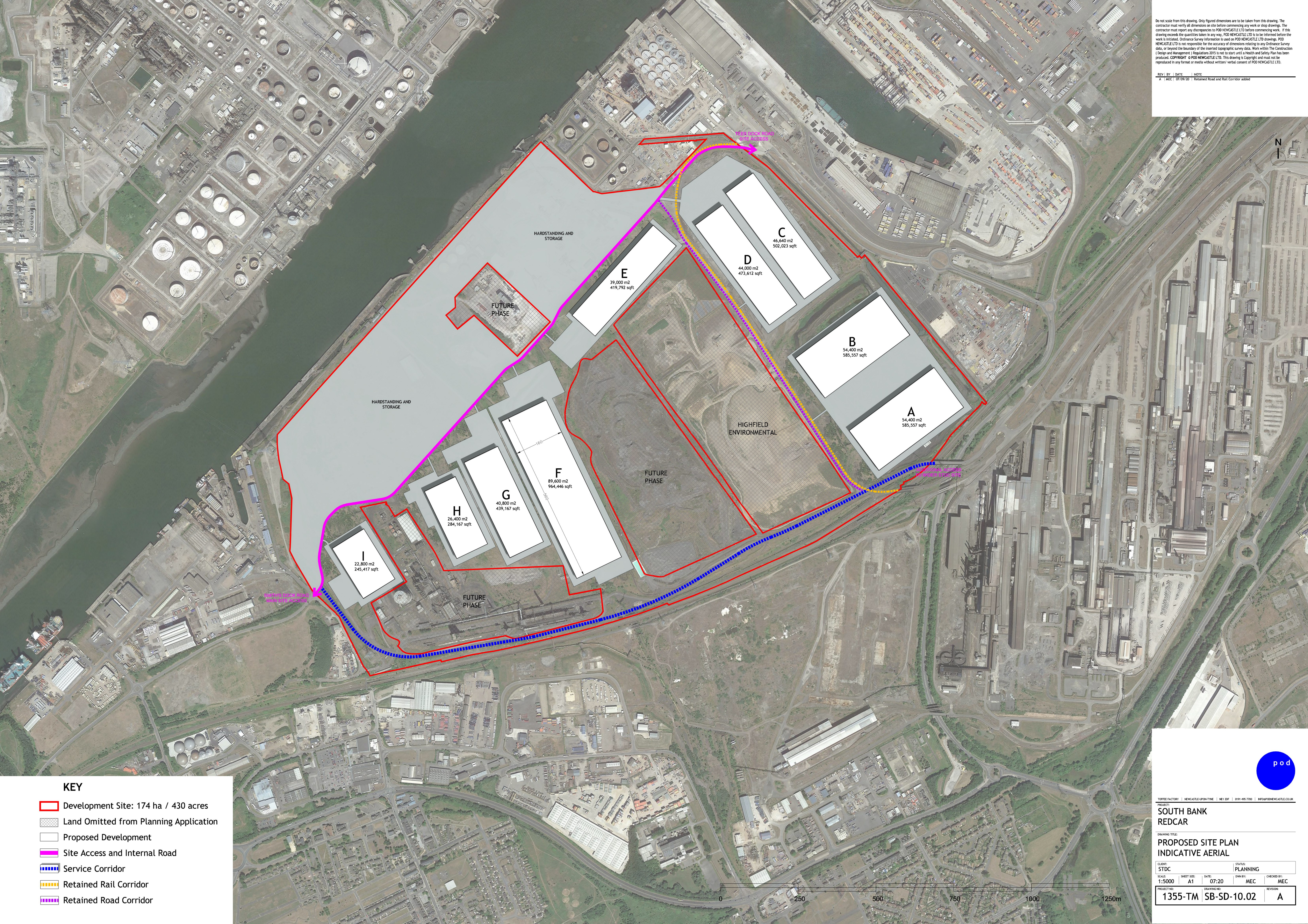
**SOUTH BANK
REDCAR**

DRAWING TITLE:
**PROPOSED SITE PLAN
INDICATIVE**

CLIENT: STDC	STATUS: PLANNING
SCALE: 1:5000	SHEET SIZE: A1
DATE: 07:20	OWN BY: MEC
CHECKED BY: MEC	REVISION: A
PROJECT NO: 1355-TM	DRAWING NO: SB-SD-10.01

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REV	BY	DATE	NOTE
A	MEC	07/09/20	Retained Road and Rail Corridor added



KEY

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

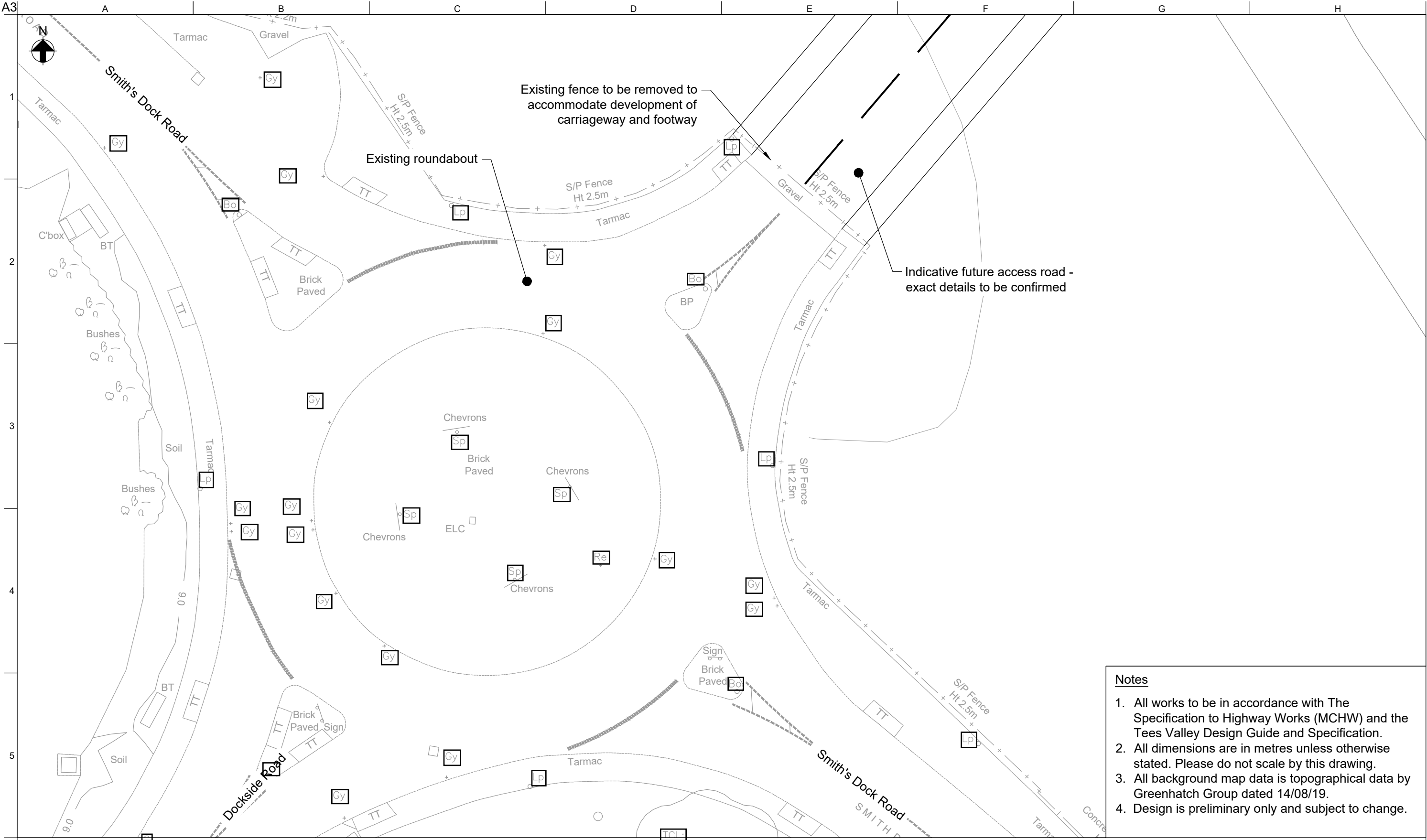


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PROJECT:
**SOUTH BANK
REDCAR**

DRAWING TITLE:
**PROPOSED SITE PLAN
INDICATIVE AERIAL**

CLIENT: STDG	STATUS: PLANNING
SCALE: 1:5000	SHEET SIZE: A1
DATE: 07:20	CHECKED BY: MEC
PROJECT NO: 1355-TM	DRAWING NO: SB-SD-10.02
REVISION: A	



- Notes**
1. All works to be in accordance with The Specification to Highway Works (MCHW) and the Tees Valley Design Guide and Specification.
 2. All dimensions are in metres unless otherwise stated. Please do not scale by this drawing.
 3. All background map data is topographical data by Greenhatch Group dated 14/08/19.
 4. Design is preliminary only and subject to change.

P1	28/08/20	CB	TE	NH
Preliminary Issue				
Issue	Date	By	Chkd	Appd

ARUP

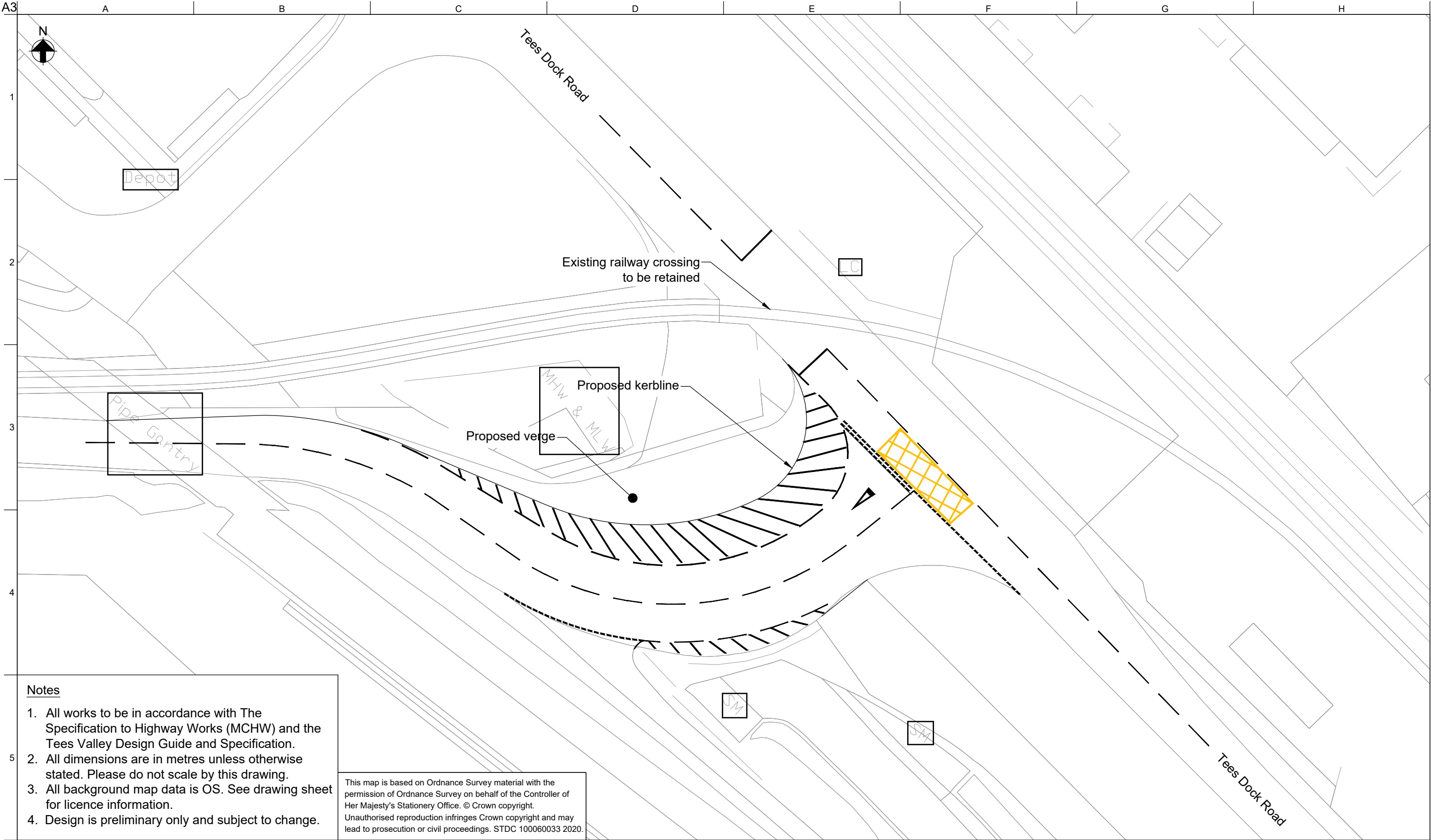
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Newcastle upon Tyne NE1 3PL
Tel +44 (0)191 261 6080 Fax +44 (0)191 261 7879
www.arup.com

Job Title
South Tees South Industrial Zone

Client
South Tees Development Corporation

Drawing Title
**Smith's Dock Road / Dockside Road
General Arrangement**

Scale at A3	1:250
Discipline	Civils
Drawing Status	Preliminary
Job No	276320-00
Drawing No	276320-ARP-XX-XX-DR-CH-0001
Issue	P1



Notes

- 1. All works to be in accordance with The Specification to Highway Works (MCHW) and the Tees Valley Design Guide and Specification.
- 2. All dimensions are in metres unless otherwise stated. Please do not scale by this drawing.
- 3. All background map data is OS. See drawing sheet for licence information.
- 4. Design is preliminary only and subject to change.

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Preliminary Issue				
Issue	Date	By	Chkd	Appd

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Job Title
South Tees South Industrial Zone

Client
South Tees Development Corporation

Drawing Title
Tees Dock Road Junction
General Arrangement

Scale at A3	1:500
Discipline	Civils
Drawing Status	Preliminary
Job No	276320-00
Drawing No	276320-ARP-XX-XX-DR-CH-0002
Issue	P1